



2 Vale Grove, Queensbury, Bradford, BD13 2QR

£125,000

- 2-Bedroom Stone-Built Terrace
- Potential loft conversion (STP)
- Ideal for First-Time Buyers or Investment
- Garage/Storage Unit
- Under the Stamp Duty Threshold
- Gas Central Heating & Double Glazed Windows

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Charming Stone-Built 2-Bedroom Terrace with Stunning Façade

This delightful stone-built 2-bedroom terrace offers a striking façade and is brimming with potential. While it requires some cosmetic upgrades, it presents an exciting opportunity for first-time buyers or investors looking to put their personal stamp on a property. Located in a sought-after area, the home features spacious rooms, high ceilings, and fantastic storage options, all waiting for the right person to make it their own.



Council Tax Band: A



KEY FEATURES

Living Room: A welcoming lounge at the front of the property, complete with a large window providing plenty of natural light. The room also features a gas fireplace, offering a cozy atmosphere, and has ample space for both living and dining furniture.

Kitchen: The kitchen is equipped with an electric hob and oven, with additional room for a washing machine.

Cellar: Accessed from the kitchen, the cellar houses the gas boiler and provides additional storage space.

Bedroom 1: A spacious double bedroom to the front aspect feels light and airy with high ceilings and built-in storage, offering plenty of room to relax and personalise.

Bedroom 2: A versatile room that could serve as a single bedroom, nursery, or home office – the choice is yours!

Bathroom: A functional bathroom with a shower over the bath, ready for a modern upgrade to suit your preferences.

Gas Central Heating & Double Glazing: The home benefits from gas central heating and double-glazed windows, ensuring comfort and energy efficiency.

High Ceilings Throughout: The property boasts high ceilings, creating a feeling of space and airiness.

Attic Space: The boarded attic space offers great potential for additional storage or even conversion (subject to planning permission). With a feature window and headroom, it could potentially be transformed into an extra room.

EXTERIOR

Garage / Storage Unit: A large garage that is perfect for motorbikes, cycles, or general storage, with additional off-road parking. The property includes all the land to the side, though it does have a public right of way over.

LOCATION

Close to Amenities & Schools: Ideally located near the heart of Queensbury, this property is just a stone's throw away from all the local amenities, shops, and schools, making it perfect for families or anyone looking for convenience.

Proximity to Hipperholme: Also, only a few minutes' drive from Hipperholme, you'll enjoy easy access to further amenities and transport links.

WHAT'S NEEDED

Cosmetic Upgrades: Whilst the property is fully functional and liveable, it could benefit from some cosmetic upgrades, including modernising the kitchen, bathroom, and other interior features. With the right touch, this could become a fabulous home.

INVESTMENT POTENTIAL

Fantastic First Home or Investment Opportunity: With the potential for customisation and improvements, this property is perfect for a first-time buyer or as an investment project.

Under the Stamp Duty Threshold: Still under the stamp duty threshold even after April 1, 2025, offering a great financial incentive for buyers.

VIEWING

Don't miss out on the chance to see this property's potential firsthand. Contact us today to schedule a viewing!

Agents Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total area: approx. 54.6 sq. metres (587.2 sq. feet)

