

Peter David

Properties Ltd

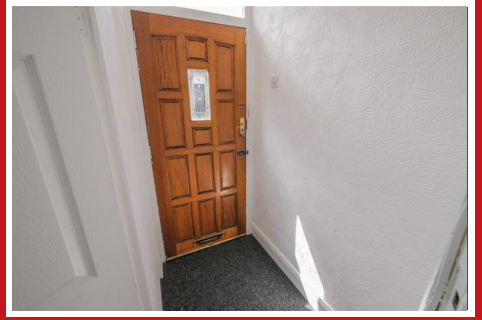
Residential Sales and Lettings



Queen Street, Buttershaw

Offers Over £90,000





Situated on Queen Street in Bradford, this two-bedroom terraced house presents an excellent opportunity for first-time buyers and investors alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The two bedrooms offer comfortable living spaces, ideal for a small family or those seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property features a quaint yard at the front, providing a pleasant area to enjoy the outdoors. Additionally, a small garden at the rear offers a private space for gardening.

With its appealing features and prime location, this property is not to be missed.

- TWO BEDROOMS
- THROUGH TERRACE
- YARD TO THE FRONT
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- POPULAR LOCATION
- EPC RATING - E
- COUNCIL TAX BAND - A

Accommodation

Entrance vestibule

Lounge

15'3" x 14'1" (4.65 x 4.3)

Kitchen

7'4" x 6'8" (2.25 x 2.05)

First floor

Bedroom one

10'0" x 14'1" (3.07 x 4.3)

Bedroom two

4'11" x 10'4" (1.5 x 3.15)

Bathroom

7'7" x 6'9" (2.32 x 2.07)

Directions

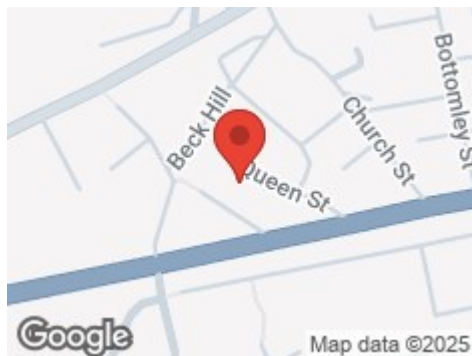
Please use post code BD6 2HB for sat nav directions

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



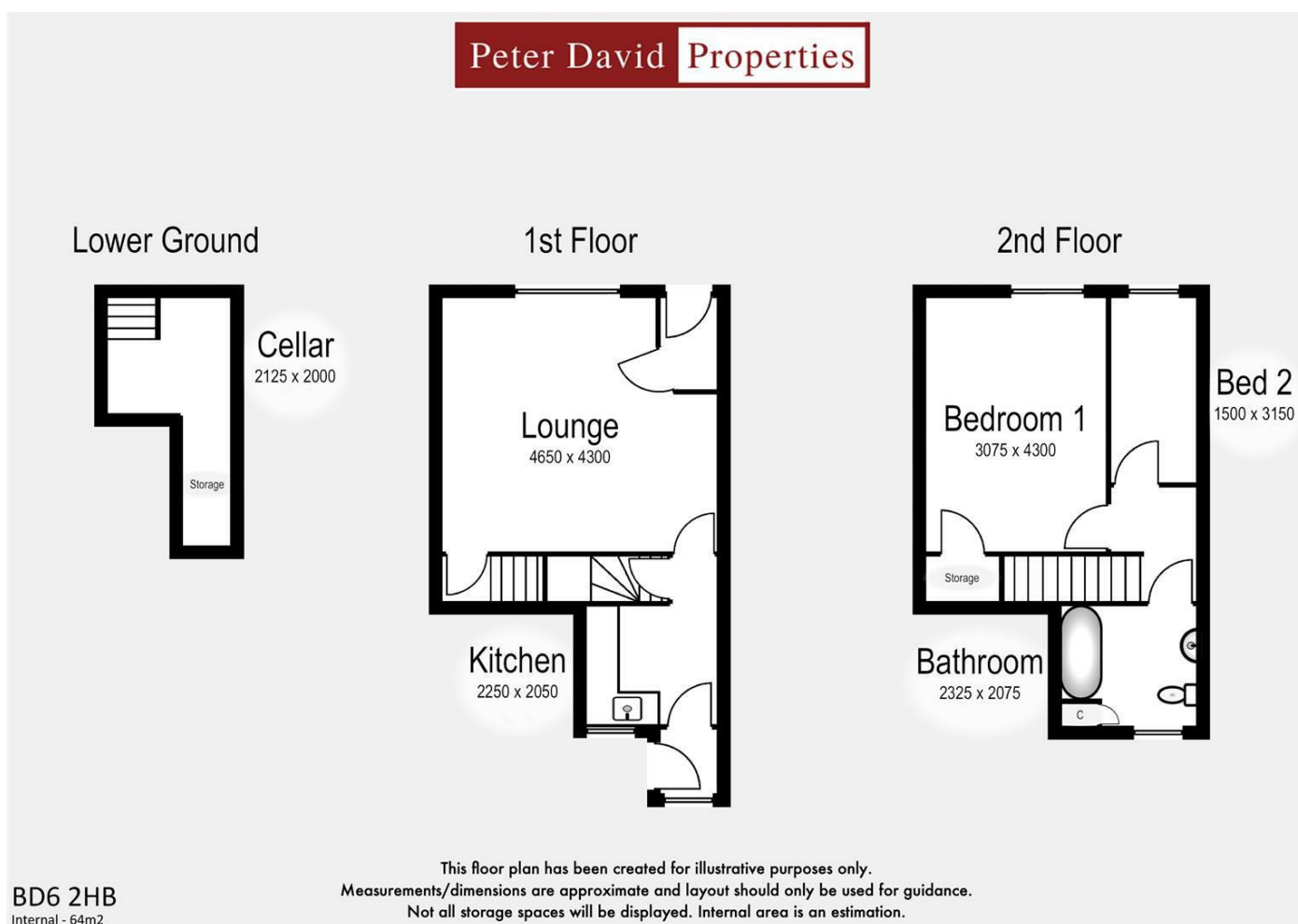
Hybrid Map



Terrain Map



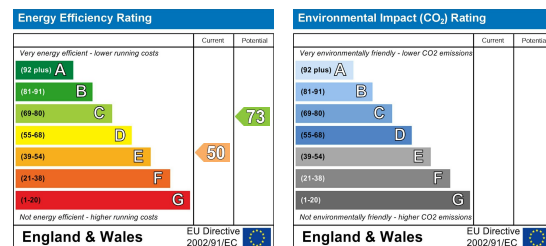
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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