



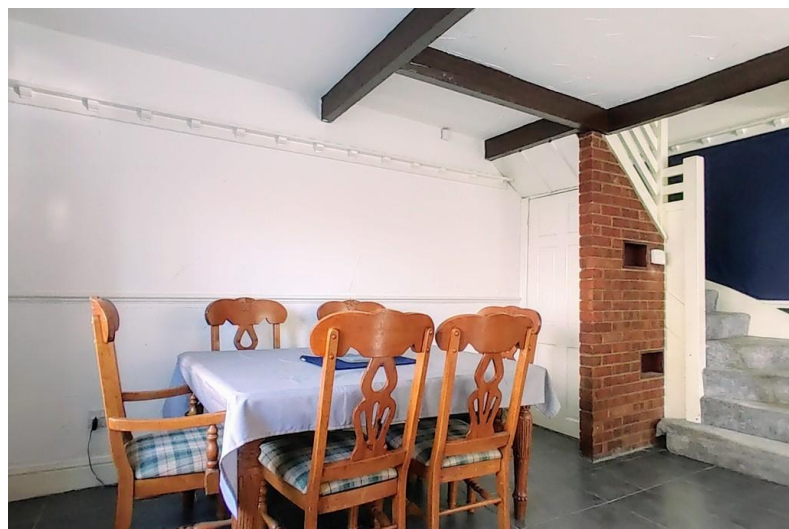
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**13 Chapel Street**

- TWO BEDROOM MID TERRACE
- THROUGH-BY-LIGHT
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

**£115,000**

EPC Rating '64'



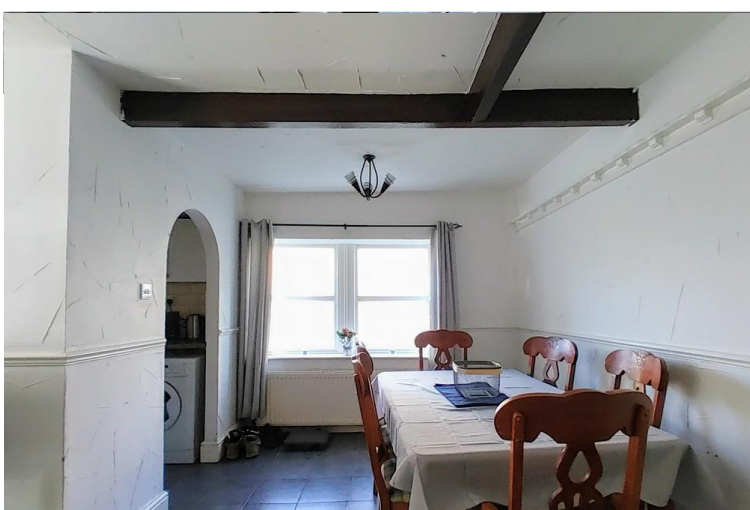


## Property Description

**\*\* TWO BEDROOM TERRACE \*\* THROUGH-BY-LIGHT  
\*\* TWO DOUBLE BEDROOMS\*\* SURPRISINGLY  
SPACIOUS \*\* GAS CENTRAL HEATING & UPVC DG \*\***  
This well presented property is located in the heart of Queensbury village, with amenities such as a CO-OP, hairdressers, take-away's, cafe's, bakery, schools, doctors, and bus routes, just seconds away. Early viewing advised. An ideal landlord investment and sold with a sitting tenant. Briefly comprising of: Kitchen, a large Lounge with Dining Area, Landing, two double Bedrooms & Bathroom. Yard area to the front.

### KITCHEN

7' 7" x 5' 5" (2.31m x 1.65m) The front entrance door leads directly into a fitted kitchen, with a range of modern base and wall cabinets, laminated working surfaces and splashback wall tiling. Integrated electric oven, electric hob and extractor. Stainless steel sink & drainer, plumbing for a washing machine and the central heating boiler. Archway to the dining area.





#### LOUNGE/DINER

16' 10" x 16' 9" (5.13m x 5.11m) A spacious room with windows to the front and side elevation. Designated dining space with a tiled floor, lounge area and an open staircase to the first floor with a storage cupboard below. Exposed beams and two central heating radiators.

#### FIRST FLOOR

Open stairs lead up to a good-sized landing with loft access and doors to the bedrooms & bathroom.

#### BEDROOM ONE

10' 2" x 8' 6" (3.1m x 2.59m) Window to the front elevation and a central heating radiator.



#### BEDROOM TWO

10' 2" x 7' 8" (3.1m x 2.34m) Window to the front elevation and a central heating radiator.

#### BATHROOM

A white three-piece bathroom suite comprising of a 'P' shape bath with glass screen and a thermostatic shower, pedestal washbasin and WC. Part-tiled walls, central heating radiator and a window to the side elevation.

#### EXTERNAL

To the front of the property is an open plan yard area with space to sit out in the summer and room for a washing line.

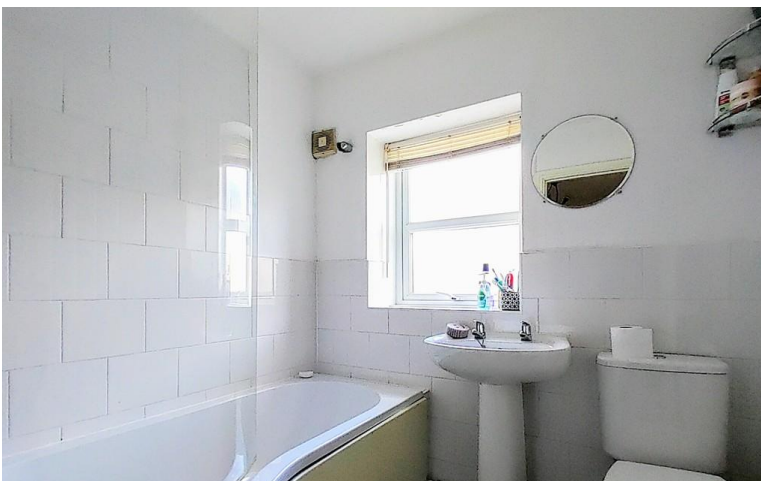


#### EPC RATING 'D'

#### COUNCIL TAX BAND A

#### FREEHOLD

#### SOLD WITH SITTING TENANT



## **PURCHASE DETAILS:**

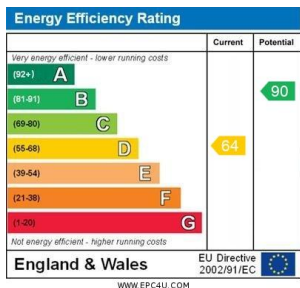
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements