



**York Street, Queensbury, Bradford, BD13 2EN**

- **Four Storey End Back to Back Terrace • Basement Kitchen Diner •**
- **Two Bedrooms • On Road Parking (First Come, First Served) •**

***FREEHOLD | COUNCIL TAX BAND: A | EPC: D***

**Priced at £104,223**

## Directions

From our office turn left onto Cemetery Road, Turn right onto Clayton Road and then left onto Hollingwood Lane. At the top turn right onto Great Horton Road and follow the A647 to Queensbury Village. At the coop turn right onto Granby St and then take the second left onto York Street. The property can be found at the end of the row on the left.

## Description

DINSDALES ESTATES PRESENTS THIS MINI PROJECT FOR YOU TO PUT YOUR OWN STAMP ON. We feel this would suit someone looking for a property to make YOUR OWN. Please note this property is owned by a family member.

## Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty may be payable by you on any property purchase. If unsure please call our office for further details.

## Entrance Vestibule

Through a upvc door with matting flooring and coat hooks.

## Lounge 17' 0" x 13' 0" (5.169m x 3.967m)

With a double glazed window, a radiator, two alcoves, a gas fire with surround, back and hearth.

## Kitchen Diner 15' 8" x 11' 1" (4.778m x 3.375m)

With a frosted window two radiators, a suite of wall and base units, complimentary tiling and work surfaces, inset spotlights, feature beams, a stainless steel with with a mixer tap, a gas hob, electric oven and cooker hood. A feature fire place and laminate look flooring.

## Stairs/Landing

With a double glazed window, a radiator, a hard wired smoke detector and under stairs store cupboard.

## Bathroom 7' 11" x 5' 9" (2.404m x 1.764m)

With a frosted window, a radiator, a low flush toilet, hand basin and a bath with mixer shower, With a a clad ceiling and washable flooring.

## Bedroom One 10' 11" x 9' 4" (3.316m x 2.856m)

With a double glazed fire escape window, a radiator and storage area.

## Study 10' 7" x 5' 8" (3.237m x 1.726m)

With a borrowed light window from Bedroom One and a feature decorative arch with a shelf.

## Second Floor Attic Bedroom 17' 1" x 15' 7" (5.200m x 4.739m)

With a door and stairs. With two radiators, feature fire place and beams and a double glazed window.

## Outside

There is no outside space but bins are located at the front of the property. Parking is on the street.

## Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for O2. For other providers we would suggest checking directly with them.

## Local Authority

Bradford Council Tax Band A £1479.76 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Friday. This property is/is not in a conservation area. The flood risk in this area is very low/low/medium/high. This property may be in a coal mining area.

## Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

## Mortgage Advice & Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.

[www.dinsdalesestates.co.uk](http://www.dinsdalesestates.co.uk)

**Dinsdales Estates**

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