









welcome to

Ford, Queensbury Bradford

Stunning character cottage set in an idyllic Queensbury back water location. Beautifully presented and boasting many original features throughout, including mullioned windows.

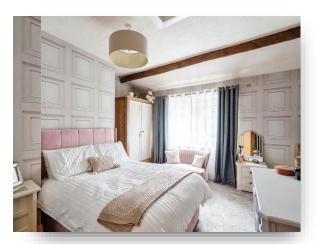












Sun Room Entrance

4' 10" x 12' 5" (1.47m x 3.78m)

Lounge

15' 9" x 15' 1" at widest (4.80m x 4.60m at widest) With feature fireplace, ceiling beams and log burner.

Kitchen

10' 3" x 14' 8" (3.12m x 4.47m)

Country cottage style kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, gas hob, feature fireplace and UPVC door to the rear.

Landing

Bedroom One

12' 2" \times 14' 10" ($3.71m \times 4.52m$) With UPVC window to the front and built in storage.

Bedroom Two

9' 7" x 10' 4" (2.92m x 3.15m)

With beams and has steps down into bedroom two.

Bathroom

Three piece suite comprises of bath, shower cubicle, wash hand basin, w/c, houses the boiler and has step down into the bathroom.

Outside

With garden to the front and yard to the rear.





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Ford, Queensbury Bradford

- Two bedroom
- Cottage
- Well presented through out
- Ideal for first time buyers
- £140,000-£150,000

Tenure: Freehold EPC Rating: Awaited

quide price

£140,000-£150,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BDF115128 - 0004 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

01274 693138

william h brown



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.