



15A West End

Queensbury, Bradford, BD13 2BD

Offers Over £90,000 Freehold





Presented to the market with no vendor chain, 15a West End is a two bedroom end-terrace house with additional attic room, enclosed patio garden and section of land providing off-street parking for four cars, leading to two garages. In need of modernisation but in popular location, the property would suit both first-time-buyers and buy-to-let investors alike.

Location

Queensbury is a convenient village location perched on a high vantage point above Halifax and Thornton, with views over the hills of Brontë Country and the Yorkshire Dales to the north and northwest. Queensbury is most famous for being the home of Black Dyke Mills and the Black Dyke Band. There are many local amenities such as a supermarket, schools, hairdressers, public houses, chemist, gyms, a local swimming pool and a variety of shops, one of which incorporates a post office.

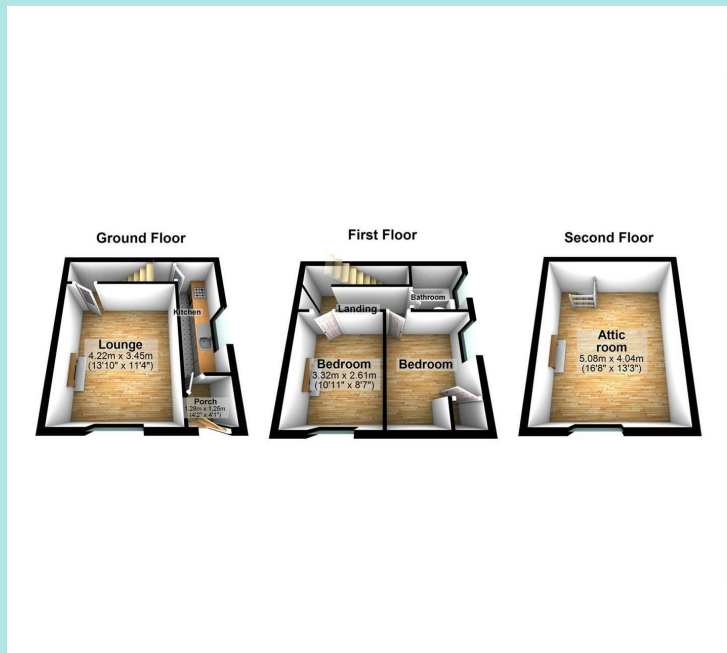
Accommodation

Access is gained through a timber and glazed door into the entrance porch, with a second timber door leading into the kitchen. The kitchen offers a range of wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel sink and drainer with hot and cold taps. Integrated appliances include an oven, four-ring gas hob and extractor hood above. A hidden staircase rises to the first floor.

Moving through to the spacious lounge with a large window to the front elevation allowing for natural light and looking out to the garden. A gas fire sits at the focal point with Adam-style mantel, marble hearth and surround. A door from the lounge leads down to a cellar providing useful storage space.

Rising to the first floor landing accessing two double bedrooms and the house bathroom. Two double bedrooms are positioned to the front of the property, with large windows allowing for natural light. The house bathroom boasts a three-piece suite comprising a w/c, pedestal wash-hand basin and panelled bath with overhead shower attachment. A hidden staircase then rises to an attic room, offering an occasional bedroom, with a window to the front elevation allowing for natural light.

Externally, directly outside the front door is an enclosed and stone-flagged patio seating area with mature planting and shrubbery, adjacent to a small section of land that can provide off-street parking for four cars, leading to two garages (in need of repair) with manual up-and-over doors.



Council tax band: A
 EPC rating: TBC
 Ground rent: N/A
 Service charge: N/A

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