



## 2 Sharket Head Close

Queensbury, Bradford, BD13 1PD

£165,000 Freehold





If you are looking for your first home then this three bedroom end townhouse offers ideal accommodation. Being available for immediate occupation it is well presented and has good sized rooms, gas central heating, UPVC double glazing, new carpets and decorations, etc. Together with the property are enclosed patio gardens to the rear and one designated parking space in the courtyard.

#### Location

The property fronts onto Albert Road and is a stone's throw from the centre of Queensbury its shops supermarkets, and amenities. This is a convenient location with easy access to Bradford, Brighouse and Halifax. Foxhill Primary School and Foxhill Park are two minutes away.

#### Accommodation

There's an Entrance Lobby at the front of the property off Albert Road with UPVC external door and leading to a good sized lounge at the front with under stairs storage cupboard. The Dining Kitchen is well fitted with modern units and integrated appliances include a stainless steel gas hob, electric oven and extractor hood. There's a pleasant aspect over the rear garden. Gas central heating boiler. Rear Entrance Lobby with external door. Cloakroom with a WC and wash and basin with tiled splashback. On the first floor the Main Bedroom at the rear of the property has open fronted fitted wardrobes. Second Bedroom is also a double at the front of the property and the Third Bedroom is a Single bedroom to the rear. Bathroom with white suite comprising WC wash and basin and panel bath with mixer tap shower unit complementary tiling and shaver point. The Landing has access to the loft and an airing cupboard to the bulkhead.

There's a small enclosed area to the front of the property whilst at the rear is a good sized paved patio garden and Astroturf area. Outside tap and one designated parking space in the courtyard together with visitor parking spaces.

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



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