

Peter David

Properties Ltd

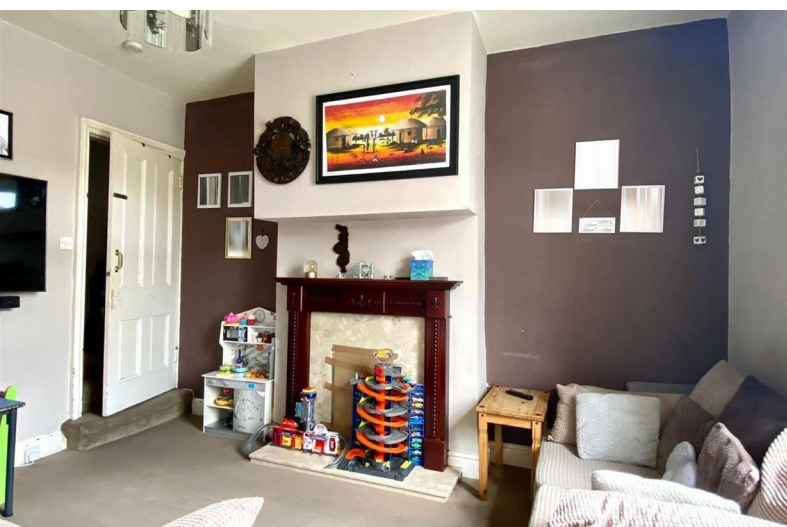
Residential Sales and Lettings



34 Briggs Street

Bradford, BD13 2EW

£89,000



34 Briggs Street

Queensbury, Bradford, BD13 2EW

£89,000



* OPTION TO BUY WITH LONG-TERM TENANT IN SITU *

A perfect opportunity to purchase this two bedroom mid-terrace property in Queensbury. The home is perfectly situated on a quiet residential street within walking distance of local supermarkets, schools and bus stops.

With two well sized bedrooms, the home is deceptively spacious and benefits from an entrance hall which provides the perfect space for storing coats and shoes. The living room is light and airy and the separate kitchen provides plenty of worksurface and storage space.

To discover more and to arrange your viewing, please contact us today.

Entrance Hall

Providing space for storage and leading to the kitchen and living room.

Kitchen

12'1" x 5'2" (3.7m x 1.6m)

White wall and base units with a light counter top. Sink and cooker and space for a washing machine.

Living Room

13'1" x 9'10" (4.0m x 3.0m)

Overlooking the front of the property with a wood and marble fireplace surround. The living room is tastfully presented with a light brown carpet.

Bedroom One

13'1" x 8'10" (4.0m x 2.7m)

A well sized double bedroom with space for wardrobes. A white and purple colour scheme and light brown carpets.

Bedroom Two

9'6" x 6'6" (2.9m x 2.0m)

A well sized single bedroom with a blue colour scheme.

Bathroom

Part tiled with a bath tub, over bath shower, sink and W/C

External

With on street parking at the front and a passage way to the side of the property providing access to the properties behind.

Directions

For Satnav please use the postcode BD13 2EW

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

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 will be no delay in agreeing the sale.

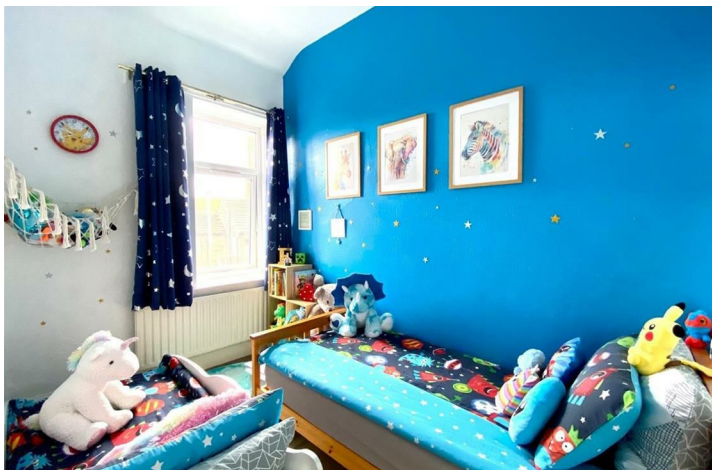
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a

general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



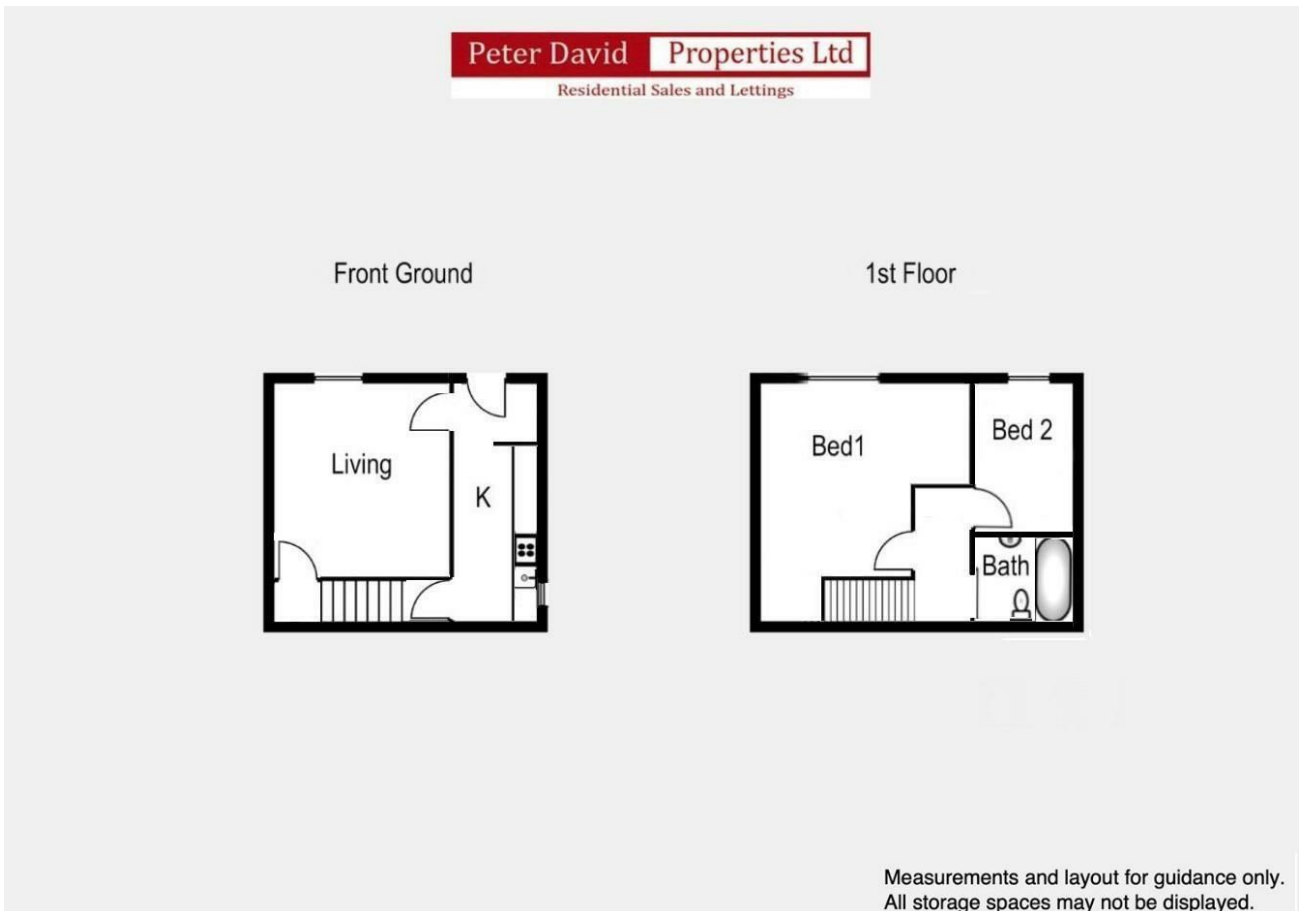
Hybrid Map



Terrain Map



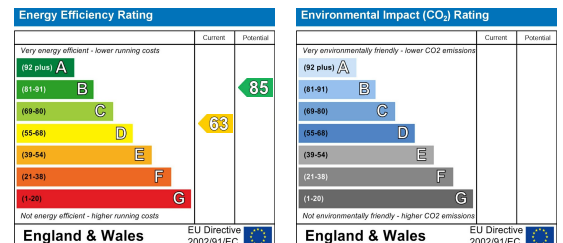
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.