



Albert Edward Street, Queensbury, Bradford BD13 2ED



welcome to

Albert Edward Street, Queensbury, Bradford

Two bedroom end-terrace property, Offers Over £110,000 which could be ideal for the first time buyer. Offering spacious living throughout with two double bedrooms, on street parking and recently modernised. Contact William H Brown Estate Agents now to book your viewing!



Entrance Hall

The entrance hall comprises of carpet flooring, UPVC door to the front elevation.

Lounge

16' x 12' 4" (4.88m x 3.76m)

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Kitchen

14' 1" x 12' 6" (4.29m x 3.81m)

The kitchen comprises of laminate flooring, ceiling light point, gas central heating radiator, matching wall and base units, gas oven and hob, UPVC double glazed window to the side elevation.

Landing

The landing comprises of carpet flooring, ceiling light point.

Bedroom One

13' 3" x 12' 8" (4.04m x 3.86m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side elevation.

Bedroom Two

10' 5" x 10' 8" (3.17m x 3.25m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bathroom

The bathroom comprises of tiled flooring and walls, ceiling spotlights, gas central heating radiator, panelled bath with shower over, low level W/c, pedestal wash basin, UPVC double glazed window to the front elevation.



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Albert Edward Street, Queensbury Bradford

- ***OFFERS OVER £110,000***
- IDEAL FIRST TIME BUYER OPPORTUNITY
- TWO BEDROOM END-TERRACE PROPERTY
- OFFERING SPACIOUS LIVING THROUGHOUT
- RECENTLY MODERNISED

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£110,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be used as a basis for any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspection(s). Powered by: www.houseagent.com



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114415 - 0002

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 guidance 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.

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