bronte estates

16 Ambler Thorn, Queensbury, Bradford, BD13 2DL

£120,000

- STONE-BUILT TWO BEDROOM COTTAGE
- GAS CENTRAL HEATING - NEW BOILER & RADIATORS
- WITHIN EASY REACH OF HALIFAX
- RECENTLY REDECORATED THROUGHOUT
- MODERN KITCHEN WITH A NEW OVEN & HOB
- MID-TERRACE TRHROUGH-BY-LIGHT
- UPVC DOUBLE GLAZED WINDOWS
- CLOSE TO VILLAGE AMENITIES
- SOME NEW CARPETS AND FLOORING
- ARRANGE YOUR VIEWING NOW!

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
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queensbury@bronteestates.co.uk
www.bronteestates.co.uk

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** TWO BEDROOM COTTAGE ** THROUGH-BY-LIGHT ** KITCHEN EXTENSION ** RECENTLY REFURBISHED ** WELL PRESENTED ** MODERN KITCHEN & BATHROOM ** Bronte Estates are pleased to list for sale this two bedroom mid-terraced cottage on the popular Ambler Thorn side of Queensbury. Benefitting from many recent improvements such as being fully redecorated throughout, new oven & hob, upgraded electrics, new boiler & radiators, new vertical blinds and some new flooring. Situated on a bus route, close to village amenities and just 10 minutes drive from Halifax town centre. Briefly comprising of an entrance hallway, lounge, kitchen, first floor landing, two bedrooms and a bathroom. Small garden area to the front. An ideal first time buy or landlord investment. Early viewing advised.

2 1 1 D

Council Tax Band: A

Entrance Hall
Stairs lead off to the first floor, glazed door to the lounge and a central heating radiator.

Lounge
15'2 x 10'9
Windows to the front and rear, fireplace, central heating radiator and a door to a lobby area giving access to the kitchen and a door to the cellar.

Kitchen
9'2 x 5'7
A modern white fitted kitchen with fitted base and wall cabinets, laminate work surfaces and splash-back wall tiling. Integrated new electric oven, new electric hob and an extractor over, Plumbing for a washing machine, window to the rear, radiator and the central heating boiler.

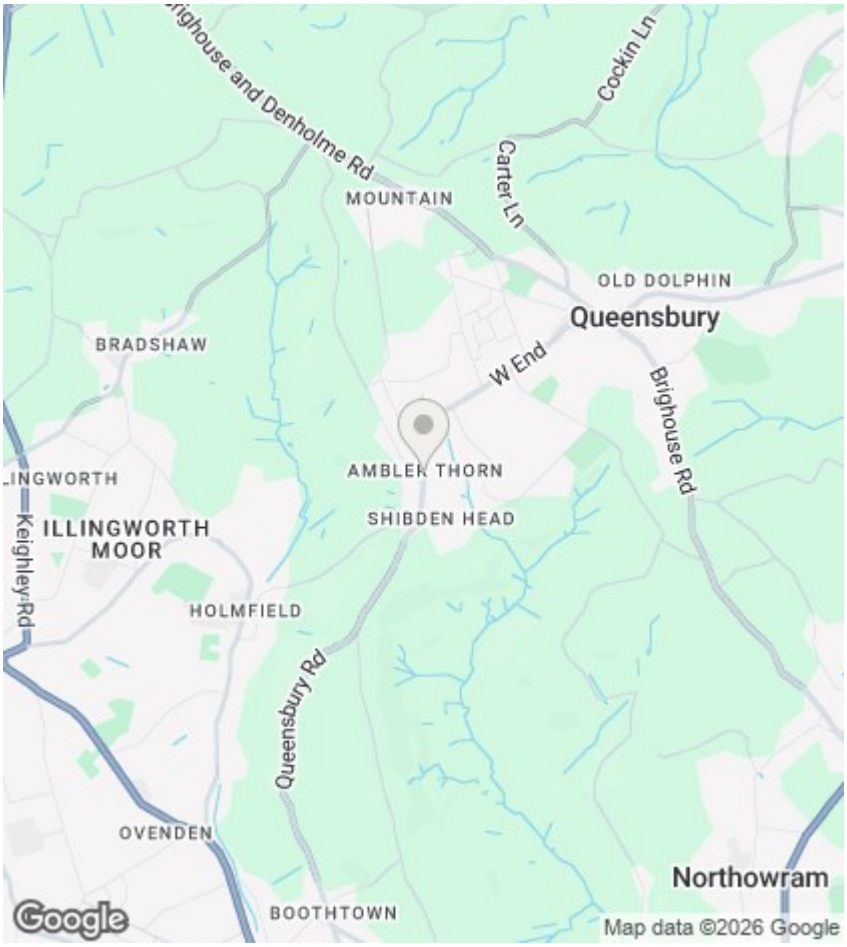
Cellar
Small keeping cellar providing further storage.

Bedroom One
10'4 x 10'1
Window to the front elevation and a central heating radiator.

Bedroom Two
9'8 x 5'9
Window to the rear elevation and a central heating radiator.

Shower Room
Corner shower cubicle with glass sliding doors and a rainfall shower, pedestal washbasin and a low-suite WC. Central heating radiator and a window to the front elevation.

External
To the front of the property is a small garden area with paving, flowerbed and a stone wall boundary with garden gate.



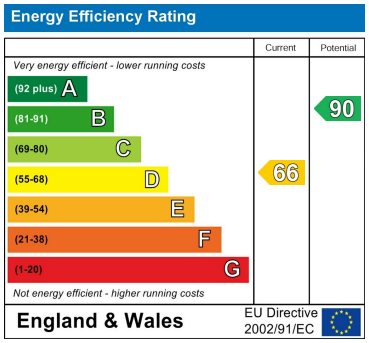
Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D



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