



15 Ackroyd Square, Queensbury, Bradford, West Yorkshire, BD13 1EA
£675 Per Month

A recently modernised and high quality two bedroom mid terrace cottage located in a pleasant 'backwater' position. The property is stylishly finished and benefits from a recently installed boiler, double glazing, fitted kitchen and bathroom.

GROUND FLOOR

ENTRANCE

Central heating radiator.

OPEN PLAN LOUNGE/KITCHEN

Splendid open plan space with exposed beams to the ceiling, three double glazed windows and two central heating radiators. The kitchen area has a row of modern fitted wall and base units with a contrasting work surface over. Electric oven with a ceramic hob and extractor over. Integrated fridge.

CELLAR

Useful storage cellar.

FIRST FLOOR

LANDING

BEDROOM

Double glazed window and central heating radiator.

BEDROOM

Double glazed window and central heating radiator.

BATHROOM

Modern three piece bathroom suite in white.

EXTERNAL

To the front of the property there is a small paved garden area.

COUNCIL TAX BAND - A

EPC RATING - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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