Hamilton Bower
ESTATE AGENT









8 Brighouse Road, Queensbury, Bradford, West Yorkshire, BD13 1QD
Asking Price £149,950

Offered to the market with no onward sale chain is this well-presented TWO BEDROOM TERRACE PROPERTY located in Queensbury - BD13 with local amenities and transport links nearby. Offering a great finish throughout, a private decked garden to the rear, and no onward sale chain, we expect this property to be popular with first-time buyers seeking a home in the area.

Internally comprising; living room, kitchen, double master bedroom and a single, shower room and loft, and feature oak doors throughout the property.

Externally the property has a low-maintenance gated garden to the front, and a decked garden to the rear offering an ideal space for outdoor seating.

The property has been maintained to a high standard throughout by the current owner, and is being with offered with no onward sale chain. We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Living Room




Spacious living to the front of the property with hard-wood flooring and exposed ceiling beams.
The living room has a central feature fireplace, alcove space, ceiling rose, and space for a suite and potentially a breakfast table.

Kitchen





Contemporary cooking kitchen to the rear of the property with access to the garden.
The kitchen is fitted with a good range of wall and base units with downlights, complementary worktops and tiled splashbacks.
Appliances include - gas hob with extractor, oven/grill, sink with drainer, dishwasher and fridge/freezer.
The kitchen has storage/pantry area under the stairs offering ideal storage space or space for further appliances.

FIRST FLOOR

Master Bedroom



Well-presented master bedroom with a view to the front of the property.
With oak door entrance, hard-wood flooring, wall-panelling and ample room for a large bed with dressing furniture.

Bedroom



Second bedroom, a single room currently being used a home office/dressing room.
With space for a single bed and wardrobes with a view to the front.

Bathroom



Tiled shower shower room with oak door and a matching white three-piece suite - bath with shower, WC, towel rail and wash basin.

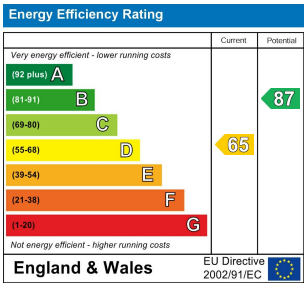
EXTERNAL

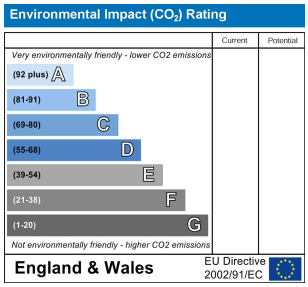


Garden



Low-maintenance sun-trap garden to the rear of the property with enclosed fencing and access from the kitchen.
The garden has a central decking area offering ideal space for outdoor seating and barbecue area.


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
65
87
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
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