



## 26 West End, Queensbury, Bradford, BD13 2ER

By Auction £180,000

- CHARACTER MID-TERRACE PROPERTY
- MODERN METHOD OF AUCTION
- NEW FITTED KITCHEN & BATHROOM
- UPVC DOUBLE GLAZING
- VERY LARGE REAR GARDEN
- FOUR DOUBLE BEDROOMS
- SUBJECT TO RESERVE PRICE & BUYERS FEES APPLY
- SOME WORK REQUIRED
- GAS CENTRAL HEATING
- POTENTIAL OFF-ROAD PARKING & LARGE STONE-BUILT GARAGE

# 26 West End, Bradford BD13 2ER

**\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* IMPOSING MID-TERRACE PROPERTY \*\* FOUR BEDROOMS \*\* DECEPTIVELY SPACIOUS \*\* LARGE REAR GARDEN & GARAGE \*\* NEW KITCHEN & BATHROOM \*\*** Bronte Estates are pleased to offer for sale this large characterful terraced property opposite the church in Queensbury. A unique feature of this period property is a very large rear garden offering further potential, with vehicular access from New Park Road and also a large stone-built garage accessed from Briggs Street. The property has recently undergone some improvements to include a new kitchen & new bathroom. All the rooms are spacious and the property enjoys views of the church opposite, plus the large, private rear garden. To the ground floor is a Hallway, Lounge, Dining Room and a Kitchen. A basement cellar provides additional storage space. To the first floor are three double Bedrooms and a huge family Bathroom, plus a fourth Bedroom to the second floor. Gardens front & rear, potential off-road parking and a large attached Garage.



Council Tax Band: D



### **Entrance Hall**

A long entrance hall with stairs off to the first floor and being open to the dining room.

### **Lounge**

15'0 x 12'6

Bay window to the front elevation and character features such as the original cornice, ceiling rose and arched fireplace alcoves. Period style fireplace and a central heating radiator.

### **Dining Room**

16'1 x 14'5

Window to the rear elevation, open fireplace and being open to the kitchen and hallway. Door to the cellar and two central heating radiators.

### **Kitchen**

15'8 x 8'7

A recently fitted kitchen in White with a range of base and wall units with laminated working surfaces. A new gas cooker is included in the sale with extractor above. Stainless steel sink & drainer, plumbing for a washing machine and an exterior door and window to the side elevation.

### **Cellar**

A useful storage space with the original stone shelving.

### **First Floor Landing**

18'5 x 5'3

A spacious landing area with open spindle balustrade and open stairs off to the second floor.

### **Bedroom One**

14'4 x 10'4

Window to the rear elevation and a central heating radiator.

### **Bedroom Two**

12'7 x 8'7

Window to the front elevation and a central heating radiator.

### **Bedroom Three**

12'7 x 7'3

Window to the front elevation and a central heating radiator.

### **Bathroom**

15'9 x 8'6

A sizeable family bathroom, recently refurbished and comprising of a large corner bath, WC, washbasin with storage below and a walk-in shower enclosure with aqua panelled walls and a rainfall shower. Extractor, window to the side elevation and a central heating radiator.

### **Second Floor**

#### **Bedroom Four**

17'1 x 13'5

A spacious attic bedroom with exposed beams, feature stone wall and an open spindle balustrade. Velux roof window and an arched window to the side elevation.

#### **External**

To the front of the property in an enclosed garden space and to the rear is a large garden offering further potential. There is vehicular access from New Park Road and a large attached stone built garage accessed via Briggs Street. Subject to securing the required planning consents, there may be the possibility of extending the property further to the rear, or developing the land, again, subject to obtaining planning permission.

#### **MODERN METHOD OF AUCTION DETAILS**

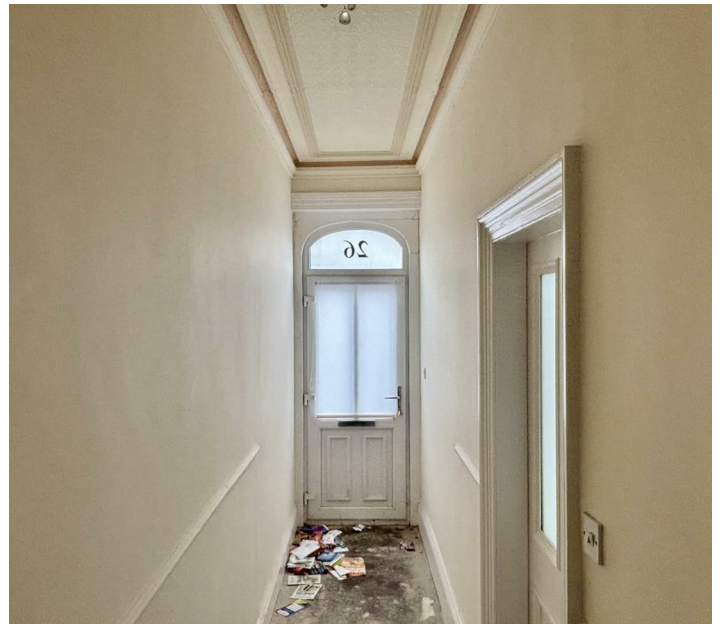
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

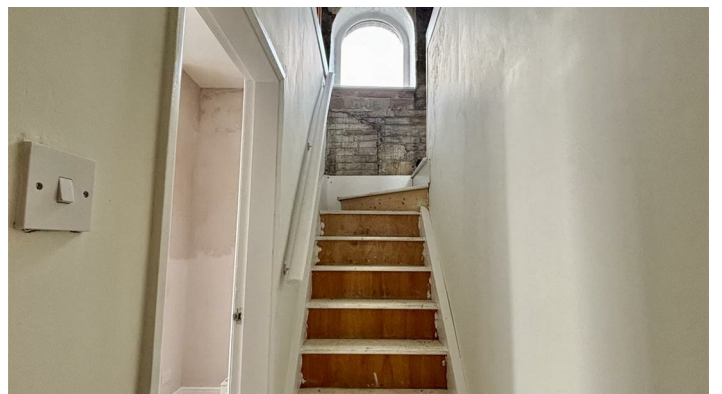
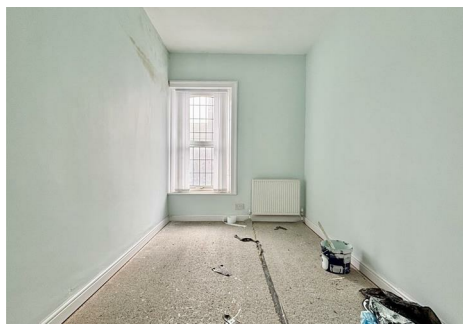
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

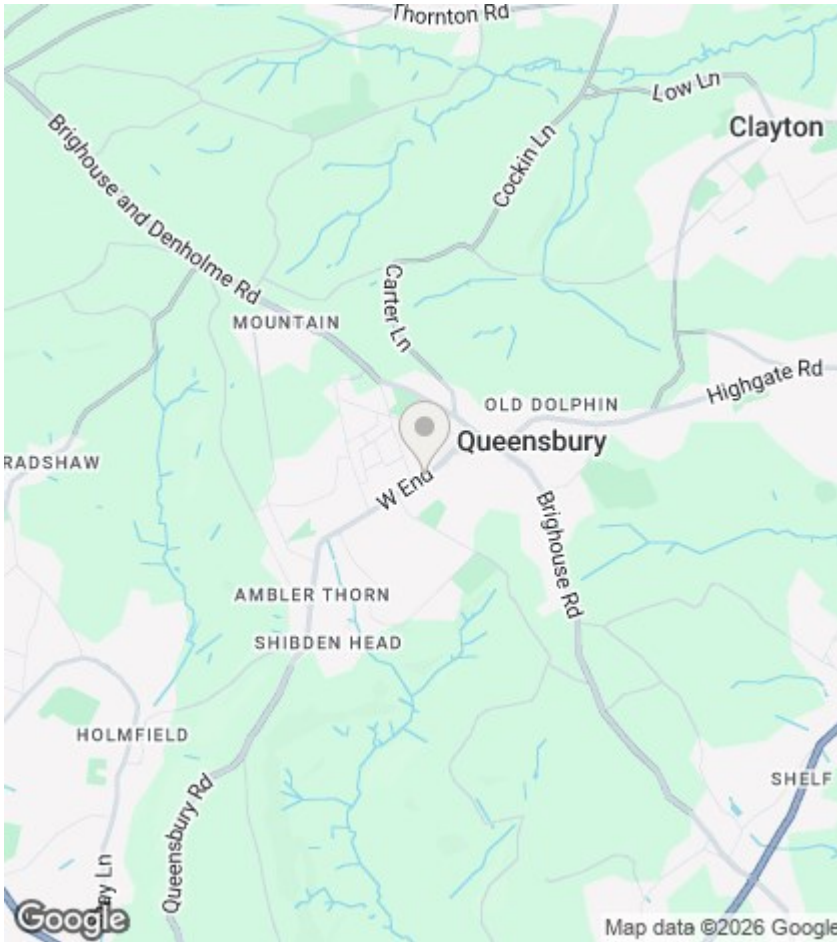
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is

considered within calculations for Stamp Duty Land Tax.  
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







## Directions

From our office in Queensbury, follow the High Street up past the co-op. After a short distance you will see the church on your right hand side. Number 26 is opposite, identifiable by our for sale board.

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 