



11 Victoria Street, Queensbury, Bradford, BD13 1AR

Offers Over £85,000

- ONE BEDROOM STONE BUILT END-TERRACE
- GAS CENTRAL HEATING
- BACK-TO-BACK
- ON-ROAD PARKING TO THE SIDE
- IDEAL LANDLORD INVESTMENT OR OWNER OCCUPIER
- ONE SPACIOUS BEDROOM PLUS ATTIC ROOM
- UPVC DOUBLE GLAZING
- ENCLOSED GARDEN
- NEWLY DECORATED & NEW FLOORING
- ARRANGE YOUR VIEWING NOW!

11 Victoria Street, Bradford BD13 1AR

**** ONE BEDROOM END-TERRACE ** BACK-TO-BACK ** ONE BEDROOM PLUS ATTIC ROOM ** GAS CH & UPVC DG ** GARDEN **** Bronte Estates are pleased to offer this one-bedroom back-to-back end-terrace, ideally suited to owner-occupiers or investors seeking a strong rental opportunity in the heart of Queensbury. Positioned within easy walking distance of local amenities including the Post Office, Tesco, Co-op, and a gym, as well as bus routes, the property offers excellent everyday convenience.

Internally, the ground floor comprises an open-plan lounge and kitchen area, with a double bedroom and bathroom to the first floor. A useful attic space, with easy access and a Velux-style window bringing in natural light, provides further scope as a home office, hobby room, or additional storage.

The property benefits from gas central heating, UPVC double glazing throughout, an enclosed garden, and on-road parking to the side.

While some modernisation is required, this presents a fantastic opportunity to add value and create a comfortable, low-maintenance home in a popular and well-connected location. Early viewing is strongly recommended.



Council Tax Band: A



Entrance Hall

Stairs lead off to the first floor, door to the lounge and a utility area with plumbing for a washing machine. Central heating radiator and a hard-wired smoke alarm.

Lounge

16'5 max x 15'11

Window to the front, fireplace, central heating radiator and open to:

Kitchen Area

Fitted with a range of base and wall units, laminate work surfaces incorporating a breakfast bar and tiled splash-backs. Integrated electric oven, electric hob and an extractor over, plus a stainless steel sink & drainer and plumbing for a washing machine. Useful under-stairs storage and access to the cellar.

First Floor

Landing area with a space-saving staircase leading off to the loft room. Hard-wired smoke alarm.

Bedroom One

15'1 x 11'1

Window to the front elevation and a central heating radiator.

Bathroom

Bath with electric shower over, pedestal washbasin and a low flush WC. Window to the front elevation and a central heating radiator.

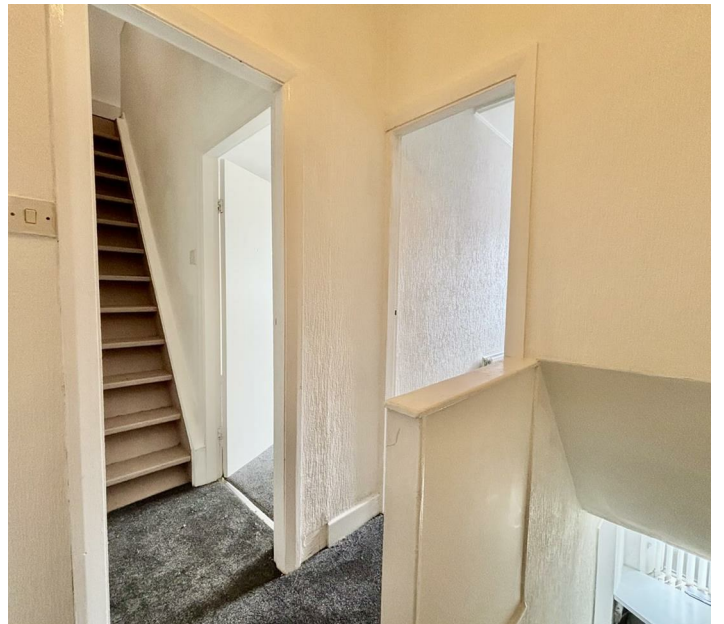
Loft Room

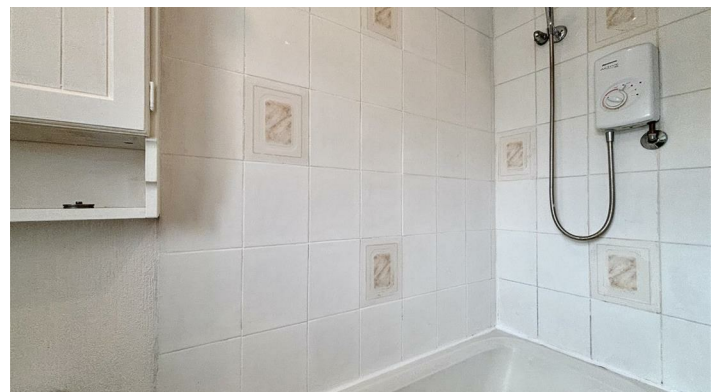
16'5 x 7'9

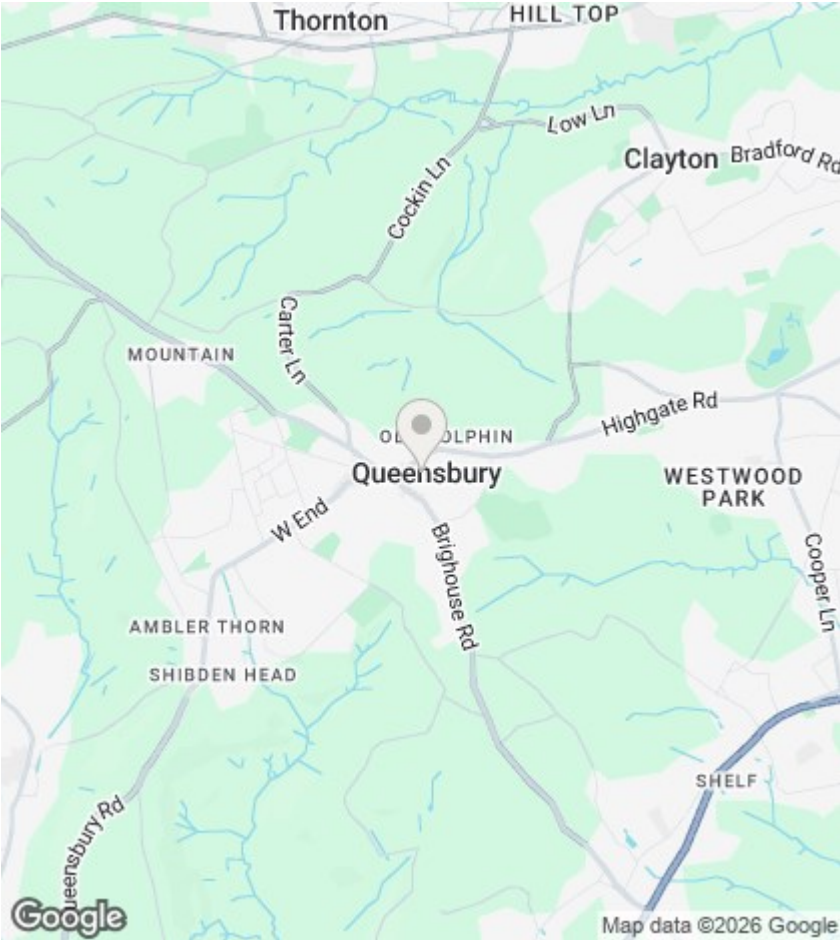
Central heating radiator and a skylight window. Restricted head-height to one side.

External

Paved patio garden with a stone wall boundary, mature hedge and a garden gate.







Directions

Viewings

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

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		47
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC