Hamilton Bower
ESTATE AGENT









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.

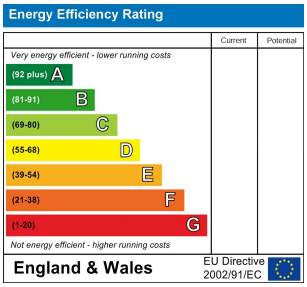
BEDROOM
Double glazed window and central heating radiator.

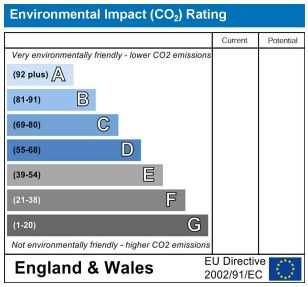
BATHROOM
Modern three piece bathroom suite in white.

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
England & Wales
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