



## 11 Brunswick Street, Queensbury, Bradford, BD13 1AW

£150,000

- Modern fitted kitchen with integrated appliances
- On-street parking
- South-facing front garden
- Cellar
- Central Queensbury location close to amenities
- Ideal for FTB

# 11 Brunswick Street, Bradford BD13 1AW

Two-Bedroom End Terrace | South-Facing Garden | Central Queensbury Location

Situated in the heart of Queensbury, this well-presented two-bedroom end terrace offers spacious accommodation, modern interiors, and a desirable south-facing garden. Ideal for first-time buyers, downsizers, or investors, the property combines practical living with a convenient location close to local amenities.



Council Tax Band: A



## Ground Floor

### Entrance Hall

A spacious entrance hall welcomes you into the property and leads through to the main living space.

### Lounge

The lounge provides a comfortable and well-proportioned living area, featuring an electric fire and ample space for large seating and storage furniture.

### Kitchen

The modern kitchen is fitted with an integrated fridge freezer, oven, and electric hob, along with a freestanding washing machine. Access to the cellar provides additional valuable storage space.

## First Floor

### Bedroom One

A generous main bedroom accommodating a large double bed, bedside tables, and freestanding storage units. The room benefits from access to a walk-in wardrobe and a boarded loft space above.

### Bedroom Two

A well-sized second bedroom suitable for a double bed and additional storage.

### Bathroom

A modern bathroom suite featuring a bath with shower over, wash basin, and WC.

### Outside

To the front, the property boasts a south-facing garden with a decked seating area, ideal for relaxing and enjoying the summer months. On-street parking is available.

## Location

Located in the popular village of Queensbury, the property benefits from excellent access to local shops, schools, and transport links, making it a convenient and desirable setting.

## Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





