



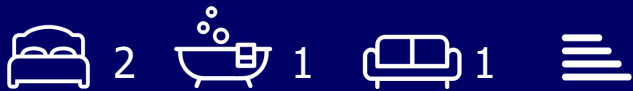
## 13 Albert Road, Queensbury, Bradford, BD13 1PA

£130,000

- TWO BEDROOM MID TERRACED COTTAGE
- CHARACTER FEATURES
- ON ROAD PARKING FOR PERMIT HOLDERS
- GAS CENTRAL HEATING
- PERFECT FOR FIRST TIME BUYERS OR DOWN SIZERS
- GROUND FLOOR EXTENSION TO THE REAR
- CENTRAL VILLAGE LOCATION
- ENCLOSED LOW MAINTENANCE GARDEN TO THE REAR
- UPVC DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED

# 13 Albert Road, Bradford BD13 1PA

**\*\* CHARACTER COTTAGE \*\* TWO BEDROOM \*\* LOW MAINTENANCE REAR GARDEN \*\* LOUNGE & SEPARATE KITCHEN \*\*** This property is idea for first time buyers, couples or downsizers. Having gas central heating & UPVC double glazing. Within walking distance of all village amenities, offering good size living accommodation and expected to be popular, so contact the office today to book a viewing.



Council Tax Band: A



## **ENTRANCE PORCH**

Front door leading into the lounge.

## **LOUNGE**

16'1 x 14'8

Feature fire place with marble back and hearth, fitted gas fire (unknown if currently in working order), feature exposed stone wall, central heating radiator, two central heating radiators, window to the front.

## **KITCHEN**

12'4 x 10'7

Range of fitted base & wall units, laminate work surfaces, tiled splash backs, electric oven & hob, plumbing for a washing machine, one and a half bowl sink & drainer, slate tiled flooring, under stairs storage.

## **FIRST FLOOR LANDING**

Open spindle balustrade, fitted cupboards, access to the loft.

## **BEDROOM ONE**

10'2 x 9'5

Central heating radiator, window to the front.

## **BEDROOM TWO**

9'5 x 5'9

Central heating radiator, window to the rear.

## **BATHROOM**

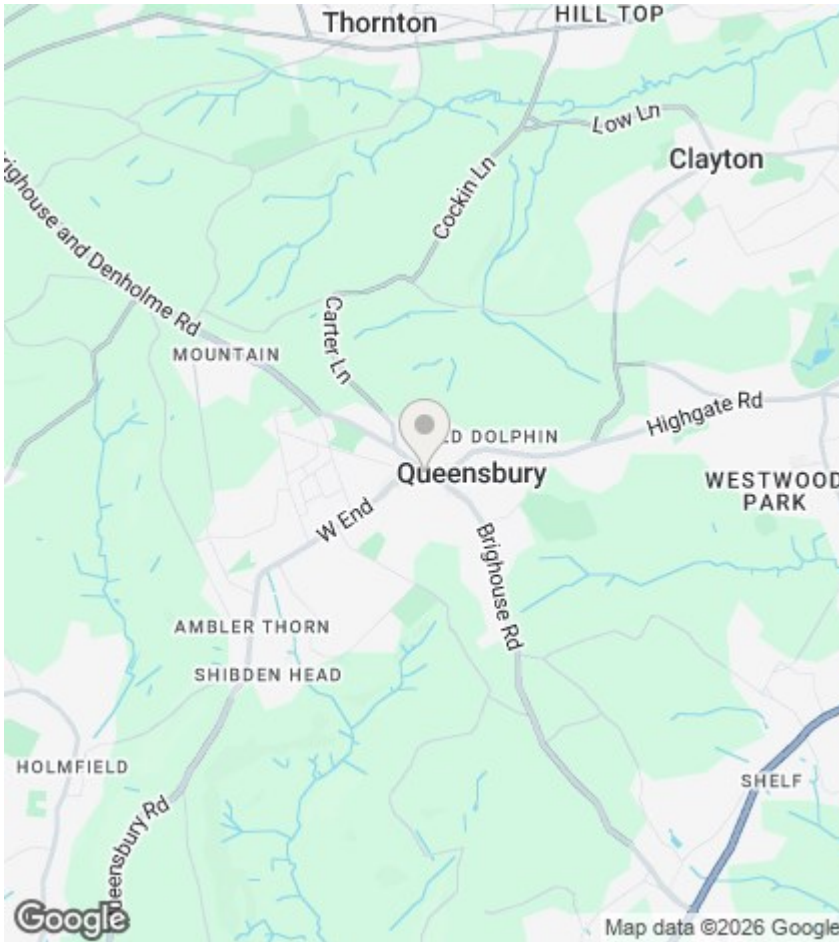
Four piece bathroom suite comprising; corner shower cubicle, panelled bath, pedestal wash basin, low flush WC, fully tiled bathroom, window to the front.

## **EXTERIOR**

Enclosed rear garden area with artificial lawn & small shed.







## Directions

## Viewings

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

## EPC Rating:

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 	