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Fountain Street Queensbury, Bradford, West Yorkshire, BD13 2PL

- OF INTEREST TO FIRST TIME BUYERS AND INVESTORS *** WITH NO CHAIN ***
- OPEN PLAN LOUNGE / KITCHEN WITH DINING SPACE
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

- ACCOMMODATION OVER FOUR FLOORS INCLUDING CELLAR
- MODERN FOUR PIECE BATH AND SHOWER ROOM
- OFFICE / STUDY ROOM
- DOUBLE GLAZING
- EPC RATING GRADE D

Offers Over £110,000

Fountain Street Queensbury, Bradford, West Yorkshire, BD13 2PL

Nestled on the charming Fountain Street in Queensbury, Bradford, this delightful terraced house presents an excellent opportunity for first-time buyers and investors alike. With no chain involved, you can move in or let out without delay.

The property boasts accommodation spread over four floors, providing ample space for comfortable living. The open-plan lounge and kitchen area is perfect for modern living, offering a welcoming environment for both relaxation and entertaining. The dining space seamlessly integrates with the kitchen, making it an ideal spot for family meals or gatherings with friends.

This home features two generously sized double bedrooms, ensuring plenty of room for rest and privacy. Additionally, there is a versatile office or study room, perfect for those who work from home or require extra space for hobbies. The modern four-piece bath and shower room adds a touch of luxury, catering to all your bathing needs.

The property is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. With a Council Tax Band A, this home is not only affordable but also offers a practical living solution.

The EPC rating of Grade D indicates a reasonable level of energy efficiency, making it a sensible choice for those conscious of their environmental impact.

In summary, this terraced house on Fountain Street is a fantastic opportunity for anyone looking to enter the property market or expand their investment portfolio. With its modern amenities and spacious layout, it is sure to attract interest. Don't miss your chance to view this lovely home.





Cellar

GROUND FLOOR

Open Plan Lounge / Kitchen
16'11" x 17'11"

FIRST FLOOR

Landing

Bedroom 2

9'4" x 11'1"

Office / Study

9'4" x 6'3"

Bath & Shower Room

7'1" x 9'10"

SECOND FLOOR

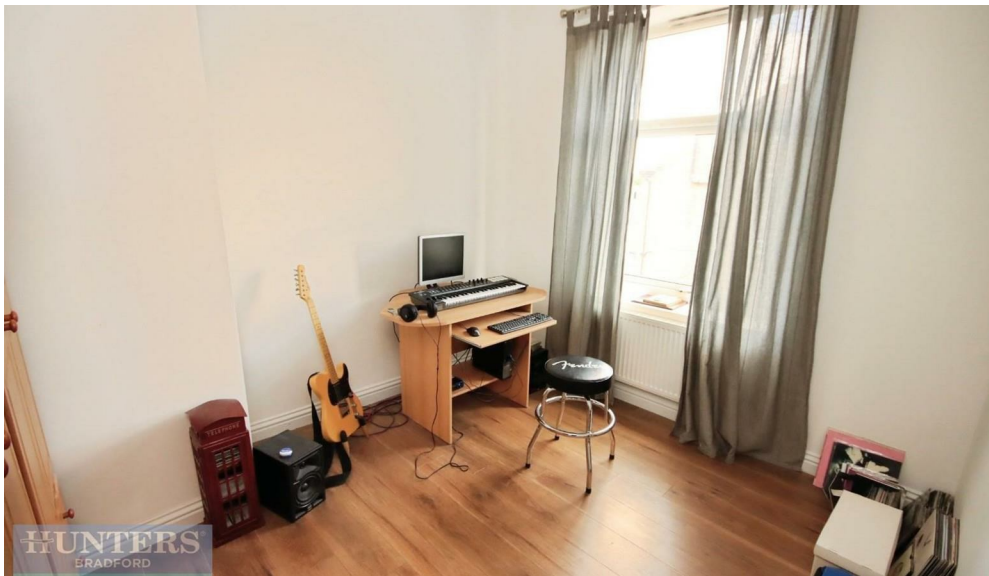
Bedroom 1

16'9" x 17'7"

EXTERNAL

Front Yard

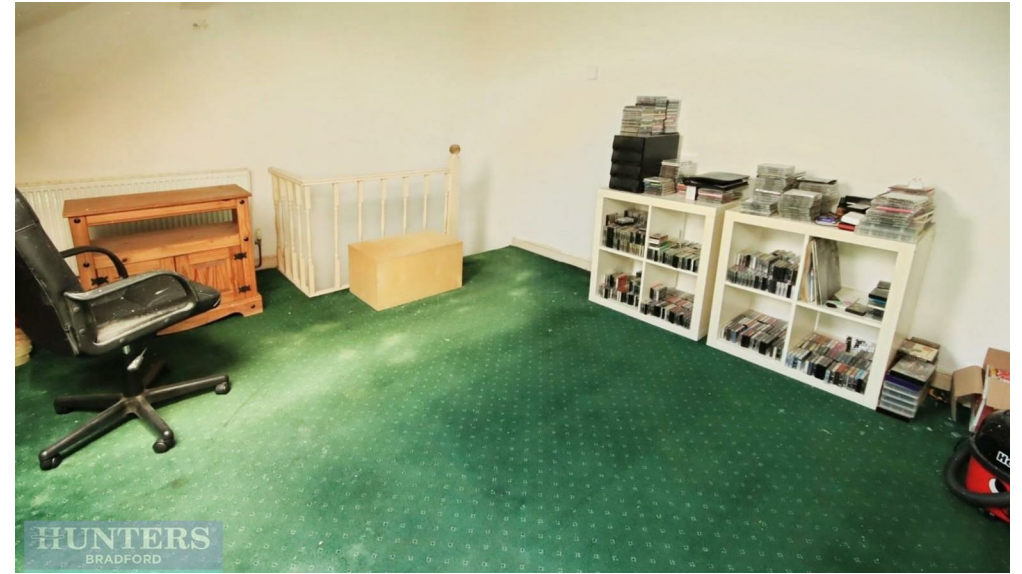




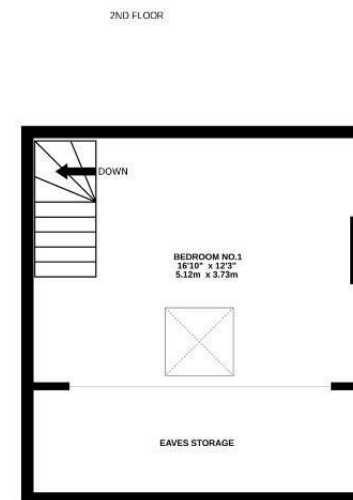
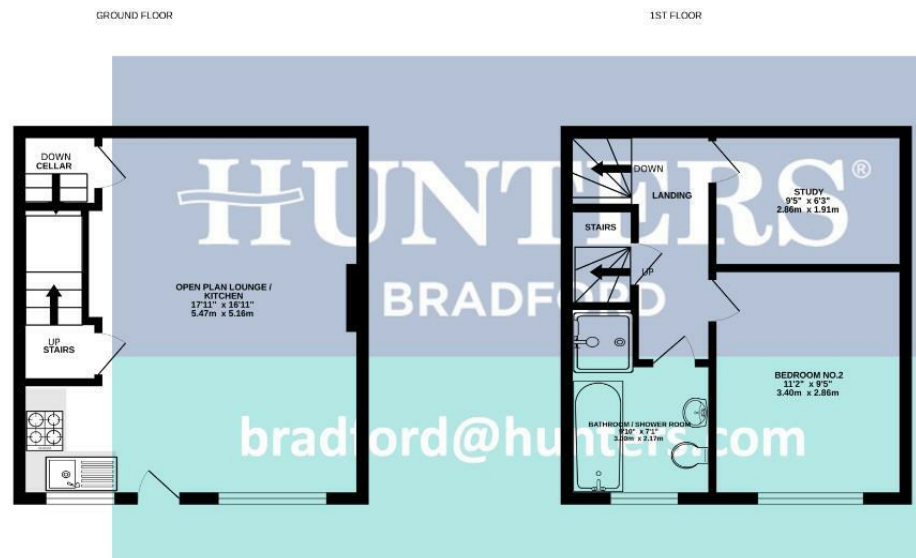
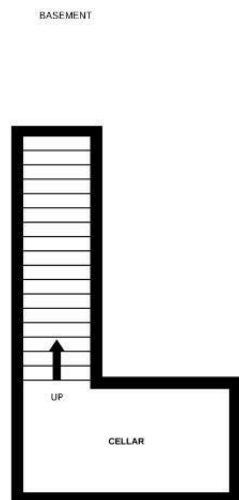
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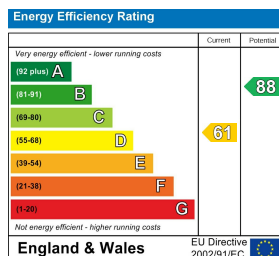








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
01274 393955 <https://www.hunters.com>



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