



4 Wellington Street, Queensbury, Bradford, BD13 1AP

**** QUEENSBURY VILLAGE LOCATION ** VAST IMPROVEMENTS MADE OVER RECENT YEARS ** FANTASTIC HOME FOR THOSE LOOKING TO 'STEP ON THE HOUSING LADDER ****

This property can only be fully appreciated upon internal inspection. Situated within the village setting this stone built terraced house is a ideal for first time buyers/investment. The open plan living area boasts a LOG BURNER STOVE being the focal part of the room. Modern kitchen which leads to a useful, vaulted cellar area. To the first floor is a large double bedroom with fitted wardrobes and house shower room. Benefitting further from large loft space with ariel (which many neighbouring properties have utilised into an additional usable day to day area), GCH DG garden and OFF ROAD PARKING. Well placed for many of the amenities Queensbury has to offer, transport links to surrounding villages and towns plus pleasant rural walks.

Offers in the region of £120,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **T** @robertwatts_

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LOUNGE 15'11" x 14'8" (4.85m x 4.47m)

The lounge features an open plan kitchen and living area which benefits from gas central heating, LOG BURNER and double glazing

KITCHEN

Open plan with the living room. The kitchen has an array of wall and base units as well as GRANITE COUNTER TOPS, one bowl sink unit with drainer, gas hob and electric cooker. Gas central heating and double glazing

CELLAR

Useful storage area

STAIRS

MASTER BEDROOM 14'8" x 15'11" (4.47m x 4.85m)

Modern decor and carpet. Benefitting from modern fitted wardrobes, gas central heating and double glazing

BATHROOM

Partly tiled comprising of three piece suite corner shower cubicle, sink and W.C. Also benefitting from gas central heating and double glazing

OUTSIDE

Yard to the front which also offers off road parking

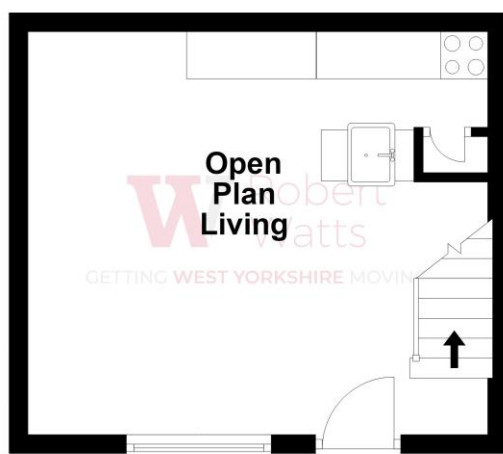
BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



4 Wellington Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		