Property@Kemp&Co









16 Commercial Street, Queensbury, Bradford, BD13 2HP

Offers Around £110,000

- Delightful 2 Bedroomed Period Residence
- Modern Fitted Bathroom with Three - Piece Suite
- Modern Fitted Kitchen
- Desirable Location
- Realistically Priced
- Fully Modernised
- Open Plan Reception Room
- Ideal for First Time Buyers & Investors
- One Double Bedroom
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk

16 Commercial Street, Bradford BD13 2HP

Situated in this extremely popular and convenient residential location in the heart of Queensbury Village lies this two bedroomed, stone-built, back-to-back terraced residence, providing accommodation which will be of special interest to the first-time buyer or property investor.

The property briefly comprises an entrance vestibule, spacious lounge with fitted kitchen area, utility area, basement keeping cellar, two bedrooms and a modern bathroom. The property benefits from UPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Queensbury, as well as easy access to Halifax and Bradford.

The property is being offered for sale at this realistic asking price in order to encourage a prompt sale, and an early inspection to view is strongly recommended.

2 1 1

Council Tax Band: A







ENTRANCE VESTIBULE
Front entrance door opens into the entrance vestibule with laminate wood flooring. From the entrance vestibule, door opens into the

LOUNGE WITH KITCHEN AREA
14'10" x 14'10"

LOUNGE AREA
With UPVC double glazed window to the front elevation, one TV point, laminate wood flooring and one double radiator.

KITCHEN AREA
With fitted wall and base units incorporating matching work surfaces with a single drainer stainless steel sink unit with mixer tap, four-ring halogen hob with electric fan-assisted oven and grill beneath and extractor in stainless steel canopy above. The kitchen area is tiled around the work surfaces with a complementary colour scheme to the remaining walls and laminate wood flooring.

From the lounge, folding door opens into the

UTILITY AREA
Housing the Worcester combination boiler and plumbing for an automatic washing machine. From the utility area, stairs lead down to the

KEEPING CELLAR
Providing useful additional storage space.
From the entrance vestibule, stairs with fitted carpet lead to the

LANDING
With fitted carpet, UPVC double glazed window to the rear elevation and one single radiator. From the landing, door opens into

BEDROOM TWO
11'0" x 6'10"
With UPVC double glazed window to the front elevation, built-in cupboard, built-in wardrobe, one radiator and fitted carpet.

From the landing, door opens into

BEDROOM ONE
10'10" x 9'10"
With UPVC double glazed window to the front elevation, access to loft, one double radiator and fitted carpet. From the landing, folding door opens into the

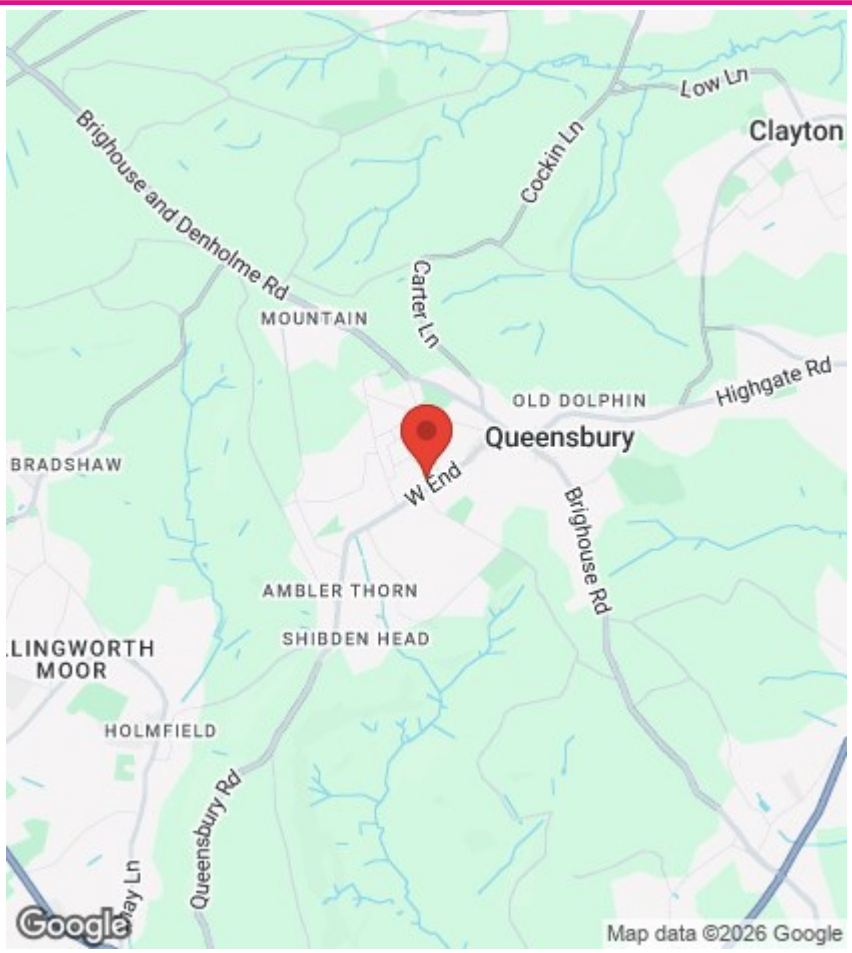
BATHROOM
With modern white three-piece suite incorporating hand wash basin in vanity unit, low flush WC and panelled bath with rainfall and handheld shower units. The bathroom is fully tiled, including the floor, and has a heated towel rail/radiator.

GENERAL
The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electricity, together with UPVC double glazing and gas central heating.

TENURE
The property is Freehold.

COUNCIL TAX
The property is in Council Tax Band A.

EXTERNAL
To the front of the property is a flagged pathway.



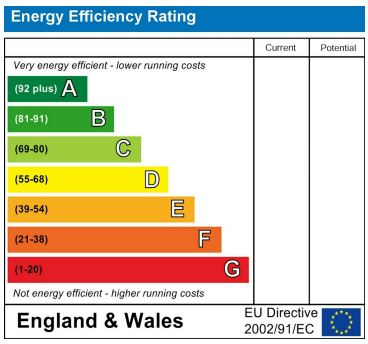
Directions

SAT NAV BD13 2HP

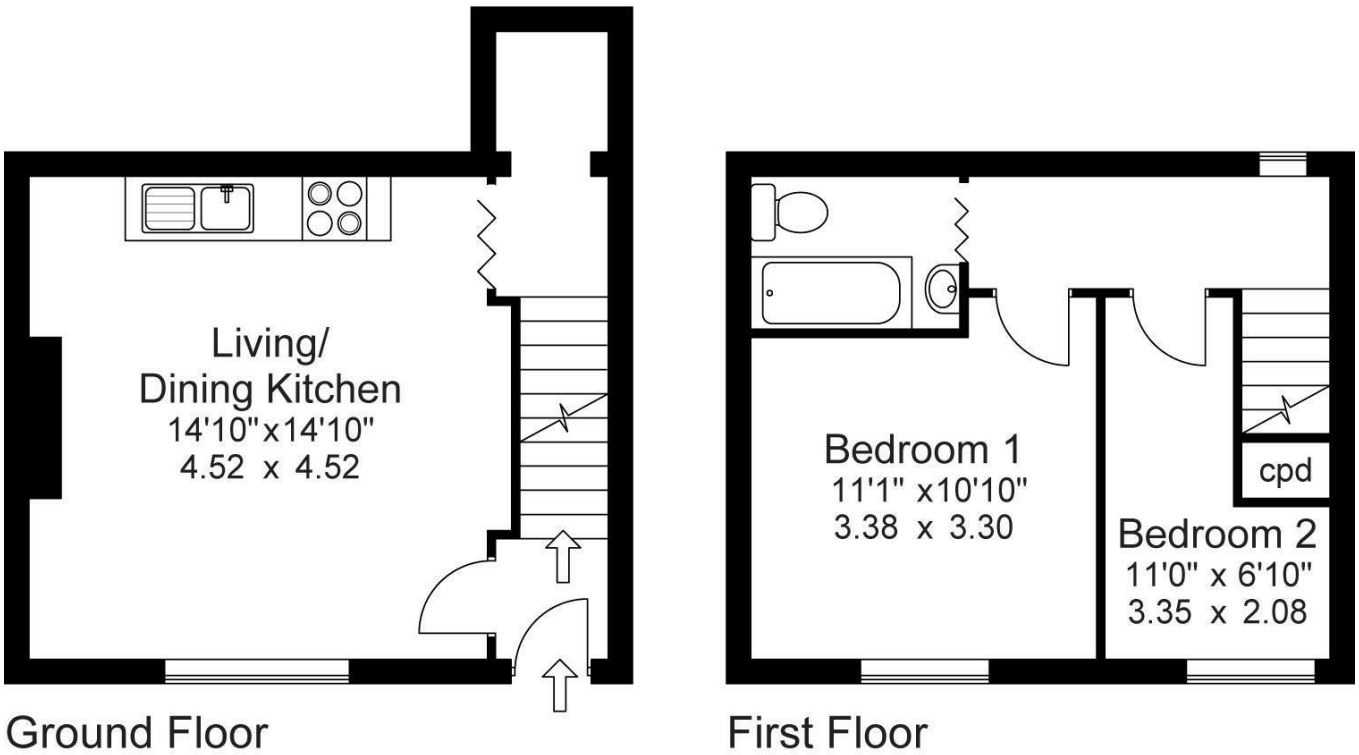
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:



Approx Gross Floor Area = 553 Sq. Feet
= 51.4 Sq. Metres



For illustrative purposes only. Not to scale.

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk