Peter David Properties Ltd

Residential Sales and Lettings

Ford, Queensbury

Offers In The Region Of £105,500

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Nestled in the charming area of Ford, Queensbury, Bradford, this delightful end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is practical and functional, ensuring that every inch of space is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs with ease.

The end terrace design not only provides added privacy but also allows for a sense of community in this friendly neighbourhood. The surrounding area boasts a variety of local amenities, including shops, schools, and parks, making it a convenient location for everyday living.

This two-bedroom terrace house is a wonderful blend of comfort and practicality, making it an excellent choice for anyone looking to settle in the vibrant community of Queensbury. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.

- TWO BEDROOM END TERRACE
- SOLD WITH NO UPWARD CHAIN
- IDEAL FIRST TIME BUYER PURCHASE
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- POSITIONED ON A MAIN BUS ROUTE
- COUNCIL TAX BAND A
- EPC BAND D

Accommodation

Lounge
14'9" x 11'9" (4.5 x 3.6)

Kitchen
11'9" x 8'10" (3.6 x 2.7)

First Floor

Bedroom 1
14'9" x 6'6" (4.5 x 2.0)

Bathroom
8'2" x 4'7" (2.5 x 1.4)

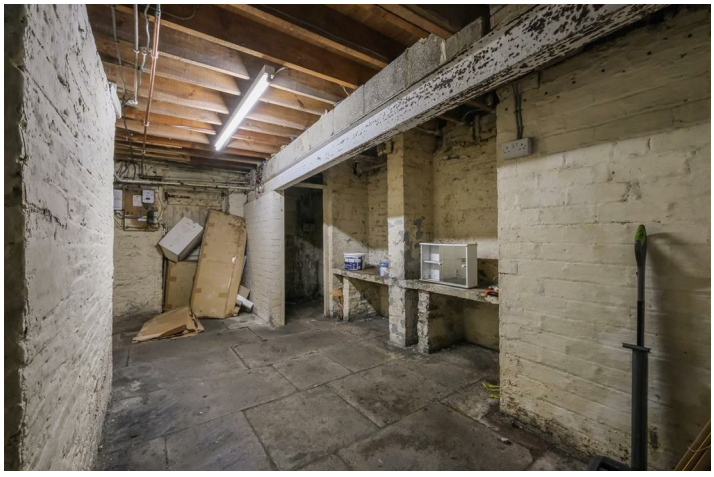
Bedroom 2
11'5" x 9'6" (3.5 x 2.9)

Lower Ground Floor

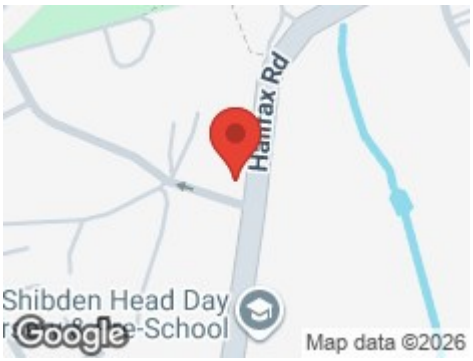
Cellar
13'9" x 20'8" (4.2 x 6.3)

Directions
Please enter BD13 2BJ on Satnav

PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map

Terrain Map

Floor Plan

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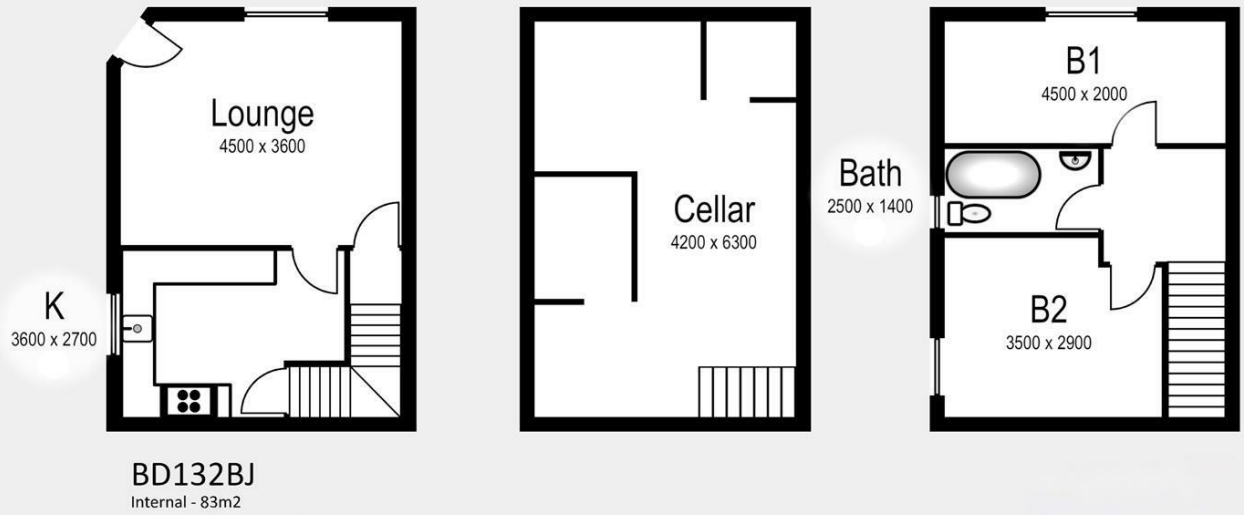


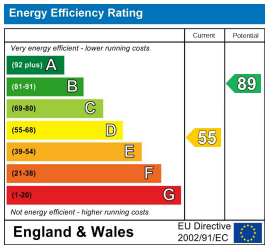
BD132BJ
Internal - 83m2

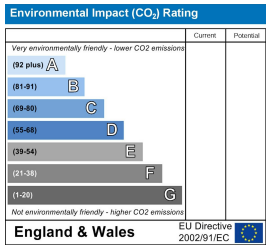
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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