



14 Prospect View, Queensbury, Bradford, BD13 2DW

£110,000

bramleys

This 2 bedroom, stone built end of terrace bungalow is situated in this secluded position, in the popular residential area of Queensbury. Being offered for sale with vacant possession upon legal completion, the property has gas fired central heating and uPVC double glazing, but does require a programme of modernisation and improvement works which has been reflected within the asking price. Having single storey accommodation, the property would make an ideal purchase for those looking towards retirement.



## GROUND FLOOR:

Enter the property through a uPVC external door into:-

### Dining Kitchen

15'3" x 13'1" (4.65m x 3.99m)

Being fitted with a range of wall and base units, inset stainless steel sink unit with mixer taps and side drainer, a central heating radiator and an access door through to the lounge.

### Lounge

15'3" x 12'1" (4.65m x 3.68m)

Having 2 uPVC double glazed windows to the front and 2 central heating radiators.

### Bedroom 1

11'3" x 8'10" (3.43m x 2.69m)

Having a central heating radiator and uPVC double glazed window.

### Bedroom 2

9'0" x 7'3" (2.74m x 2.21m)

With a central heating radiator and uPVC double glazed window.

## Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath. There is part tiling to the walls, a central heating radiator and a uPVC double glazed window.

## OUTSIDE:

The property has a garden area to the front.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Halifax via North Bridge into Haley Hill, which then becomes Boothtown Road (A647). Follow this road which then becomes Queensbury Road and then Halifax Road, passing Roper Lane on the left hand side, the property will then be found after a short distance on the left, immediately before the Union Croft Independent Chapel.



**TENURE:**

Freehold

**COUNCIL TAX BAND:**

B

**MORTGAGES:**

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

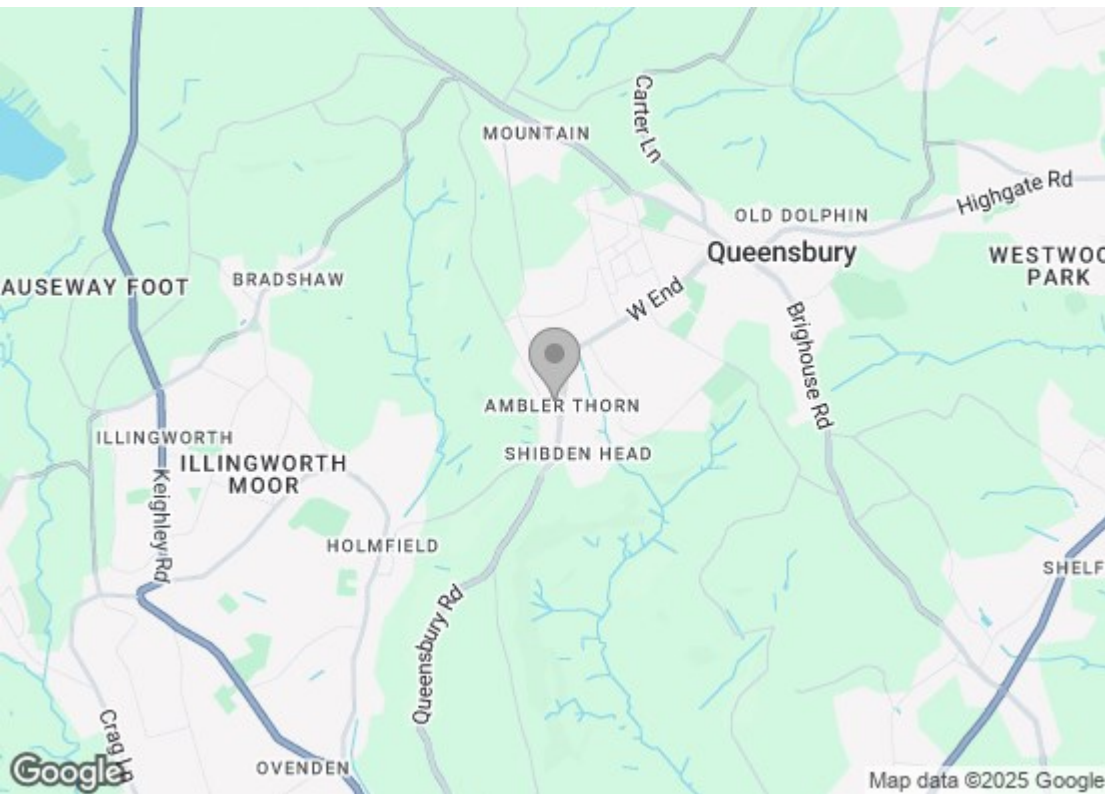
**ONLINE CONVEYANCING SERVICES:**


Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

**VIEWINGS:**

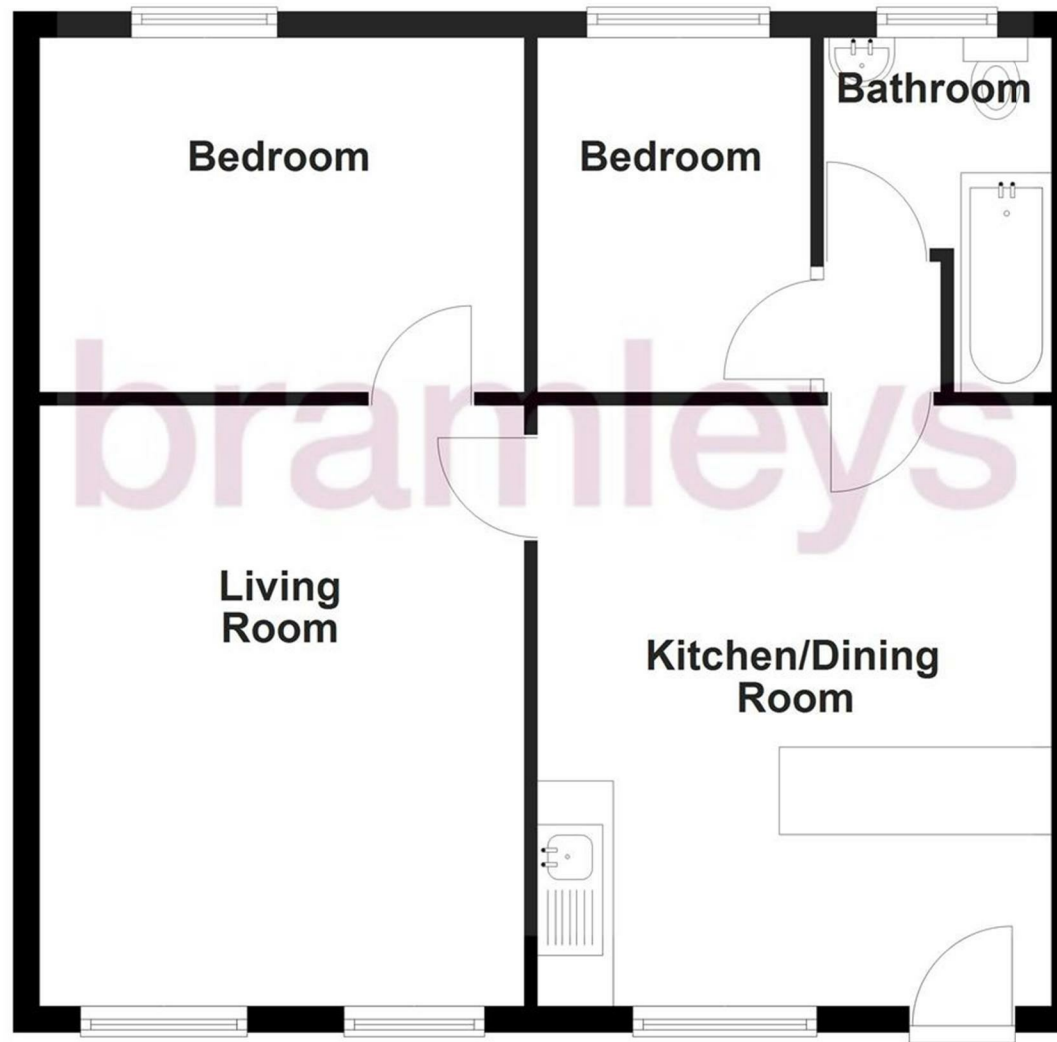
Please call our office to book a viewing on 01422 374811.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

## Ground Floor



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield

