



7 Luddenden Place, Queensbury, Bradford, BD13 1JS
£100,000

bramleys



This well-presented stone-built, mid back-to-back terrace offers two bedrooms plus a useful attic space and is situated on the outskirts of Queensbury. Benefiting from uPVC double glazing and gas-fired central heating, the accommodation briefly comprises a kitchen and a lounge with dining area to the ground floor, two first floor bedrooms and a bathroom fitted with a four-piece suite, with stairs from the landing leading up to the attic space. Externally the property fronts directly onto the street, with on-street parking available nearby.



GROUND FLOOR:

Kitchen

8'10" x 10'11" max. measurements (2.71 x 3.35 max. measurements)

Having wall and base units with working surfaces over, stainless steel sink unit with side drainer and mixer tap, 4 ring electric hob with cooker hood over and electric oven beneath, fridge, washing machine and a UPVC double glazed window.

Lounge with dining area

Having an electric fire, a central heating radiator and UPVC double glazed window. There is a door giving access to the lower ground floor cellar.

FIRST FLOOR:

Landing

With space saving staircase leading up to the attic.

Bedroom One

10'4" x 9'10" excluding wardrobes (3.16 x 3.01 excluding wardrobes)

Having fitted wardrobe, central heating radiator and a UPVC double glazed window.

Bedroom Two

10'0" x 6'7" (3.05 x 2.03)

Having a cupboard housing the boiler, bulkhead cupboard with hanging rail, UPVC double glazed window and a central heating radiator.

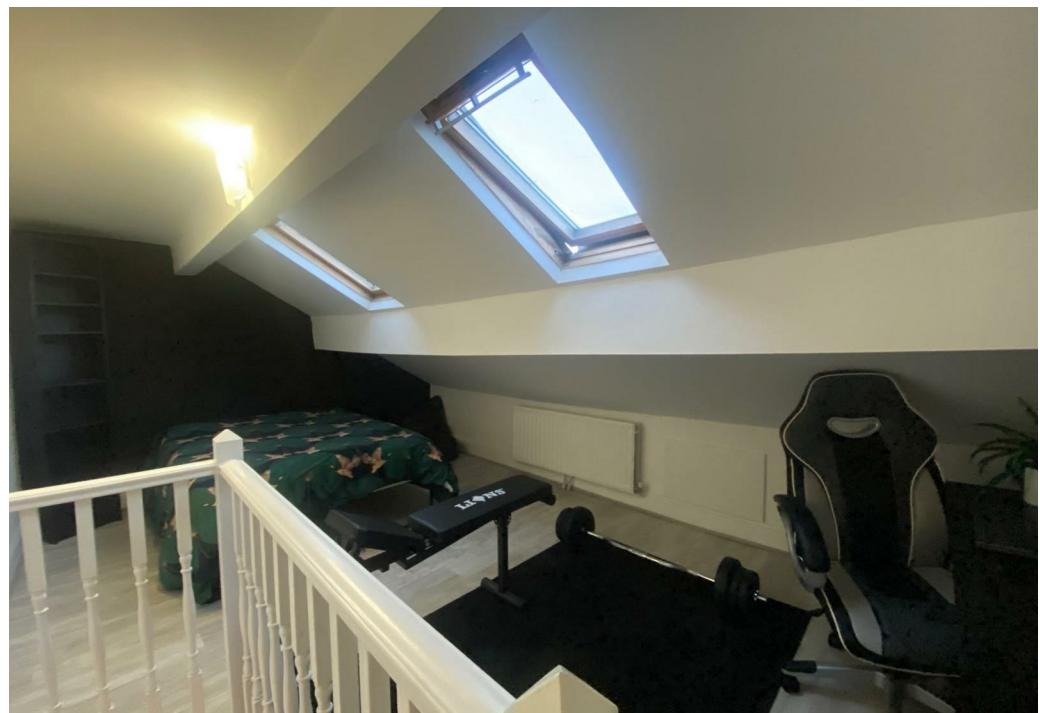
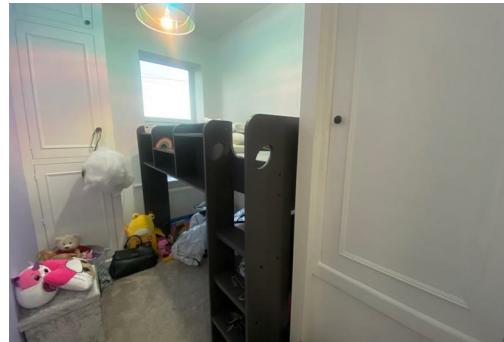
Bathroom

Comprising of a 4 piece white suite incorporating a low flush WC, shower cubicle, bath and a hand wash basin. There is a window allowing borrowed light from bedroom 1 and a central heating radiator.

Attic Room

16'8" x 11'1" with reduced head height (5.09 x 3.39 with reduced head height)

Having 2 Velux skylight windows and a central heating radiator.



OUTSIDE:

Please note, there is no external area with this property. There is a parking available on street and the property is street lined 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 Boothtown Road and continue along this road through Boothtown in the direction of Queensbury. On reaching Queensbury, turn left onto Roper Lane and take the second right onto Moor Close Road. Then turn immediately left onto Old Guy Road passing the Cricket Club on your left. Continue round the bend to the right into Mill Lane where Luddenden Place can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

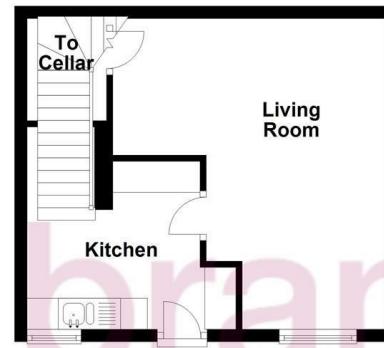
MORTGAGES:

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.**

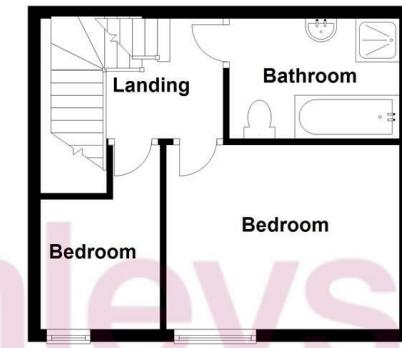
ONLINE CONVEYANCING SERVICES:

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.

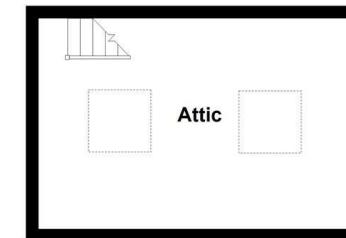
Ground Floor



First Floor



Second 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(70-80)	C		
(55-68)	D		54
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Huddersfield | Halifax | Elland | Mirfield

