



Campbell Street, Bradford BD13 1AL

- Two Bedrooms
- Mid Terrace
- Small yard to the front
- Admin Fee £99
- Deposit £500
- No pets or smokers
- Available Now
- On Street Parking

£400 pcm

EPC Rating 'E'





Property Description

DESCRIPTION THROUGH BY LIGHT TWO BEDROOM STONE BUILT END TERRACE benefiting from GARDENS to the front and side, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, STONE BUILT OUTSIDE STORAGE. . Briefly comprising of: Entrance vestibule, Lounge with open plan kitchen area, Keeping cellar, First floor landing, Two first floor bedrooms, Bathroom, Separate WC, Garden to the front, Stone built storage out-houses to the side.

ENTRANCE VESTIBULE Front entrance door leading in to an entrance vestibule with fully tiled floor, central heating radiator and stairs to the first floor.

LOUNGE 16' 10" x 14' 08" (5.13m x 4.47m) Feature fire surround with marble inlay and hearth. Inset living flame gas fire. TV, telephone and cable points. Central heating radiator. Windows to both the front and rear elevations.

KITCHEN 8' 7" x 7' 7" (2.62m x 2.31m) An 'L' shaped kitchen. Fitted base and wall units with contrasting



work surfaces. Splash-back tiling. Stainless Steel sink and drainer. Fitted oven and 4 ring gas hob. Central heating radiator and window to the rear elevation.

KEEPING CELLAR

FIRST FLOOR LANDING Access to the loft. Fitted airing cupboard and storage cupboard.

BEDROOM ONE 11' 11" x 10' 07" (3.63m x 3.23m)
TV and cable points. Window to the front elevation and central heating radiator.

BEDROOM TWO 11' 6" x 7' 7" (3.51m x 2.31m)
Telephone point, central heating radiator and window to the front elevation.

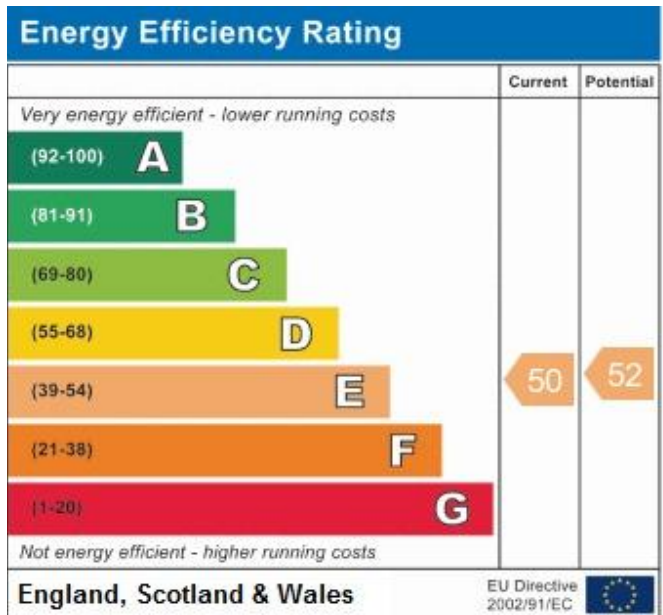


BATHROOM 7' 5" x 4' 06" (2.26m x 1.37m) White 3 piece suite comprising of panelled bath with shower mixer tap, thermostatic shower above with glass shower screen, pedestal wash basin, part tiled walls, central heating radiator and window to the rear elevation.

SEPERATE WC

EXTERIOR Paved front garden with stone boundary walls. Side garden with stone built out-houses.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements