



Campbell Street, Bradford BD13 1AL

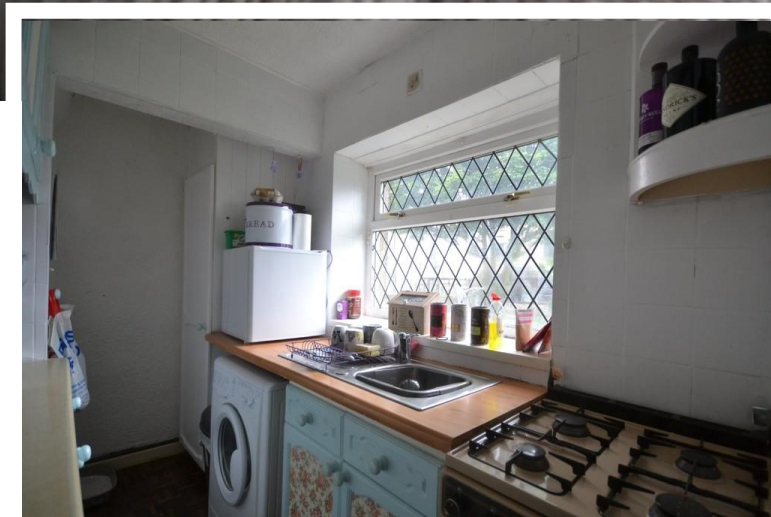
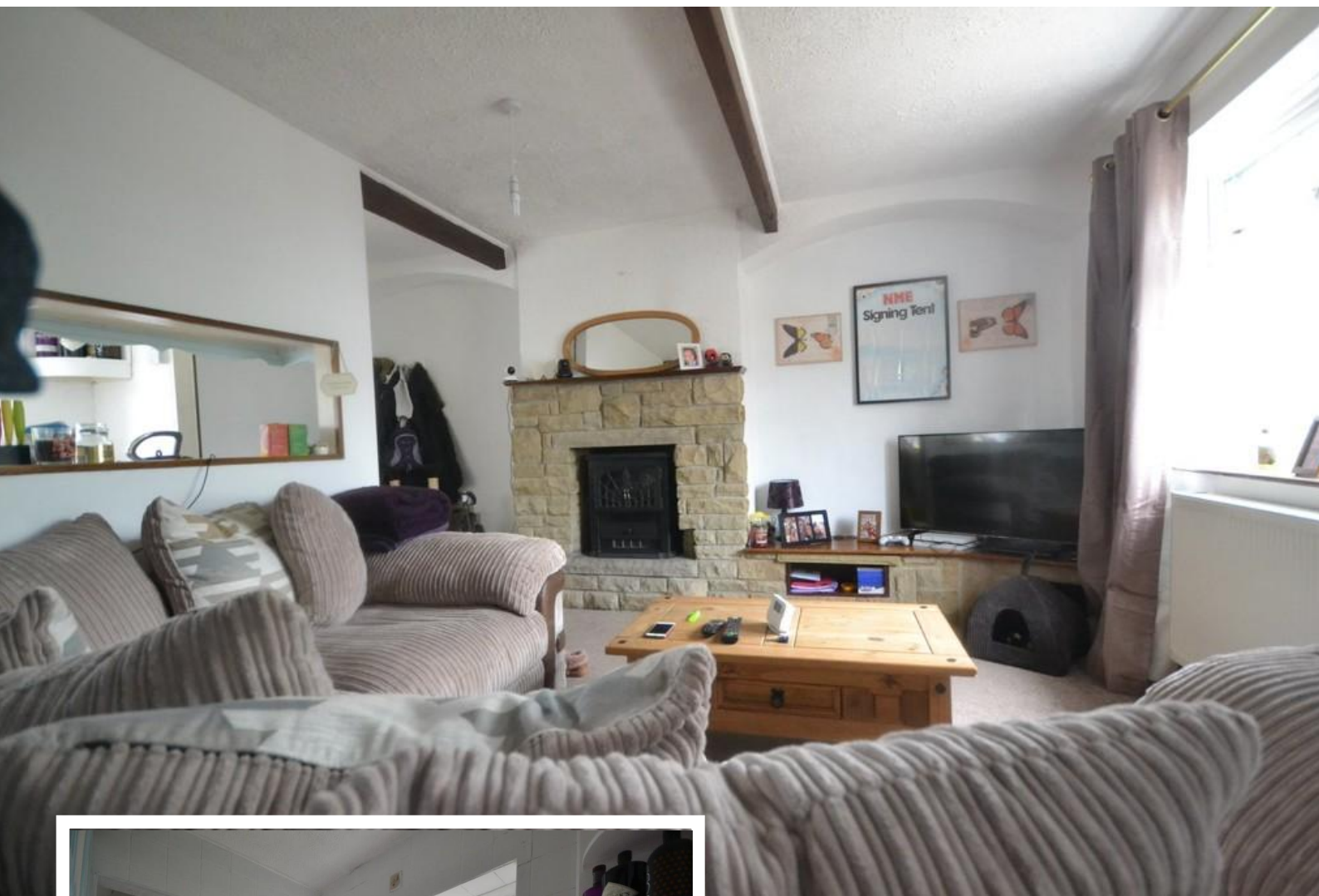
- STONE BUILT COTTAGE
- RECENTLY DECORATED
- TWO BEDROOMS
- GAS CENTRAL HEATING

- UPVC DOUBLE GLAZING
- THROUGH BY LIGHT
- GARDEN TO THE FRONT
- CLOSE TO LOCAL AMENITIES

£70,000

EPC Rating '57'





Property Description

This stone built COTTAGE with TWO BEDROOMS is bound to appeal to FIRST TIME BUYERS, those looking to DOWNSIZE or BUY-TO-LET investors. Situated in a very convenient position with transport links at the end of the road and SHOPS and a SUPERMARKET within walking distance. This WELL PRESENTED property briefly comprises of: Kitchen, Lounge, First Floor Landing, Two Bedrooms and a Bathroom. Garden to the front. Viewing essential!

LOUNGE 15' 0" x 11' 1" (4.57m x 3.38m) Feature stone fire place with inset cast iron electric stove. Exposed ceiling beams. TV & telephone points. Two central heating radiators and open staircase to the first floor. Open to:

KITCHEN 15' 2" x 5' 3" (4.62m x 1.6m) Fitted base and wall units with laminated work tops, stainless steel sink and drainer, window to the rear elevation and cupboard housing the central heating boiler. Gas cooker point and plumbing for an automatic washing machine. Door to keeping cellar.



CELLAR Small storage cellar.

FIRST FLOOR LANDING

BEDROOM ONE 10' 9" x 9' 7" (3.28m x 2.92m)
Central heating radiator and a window to the front elevation.

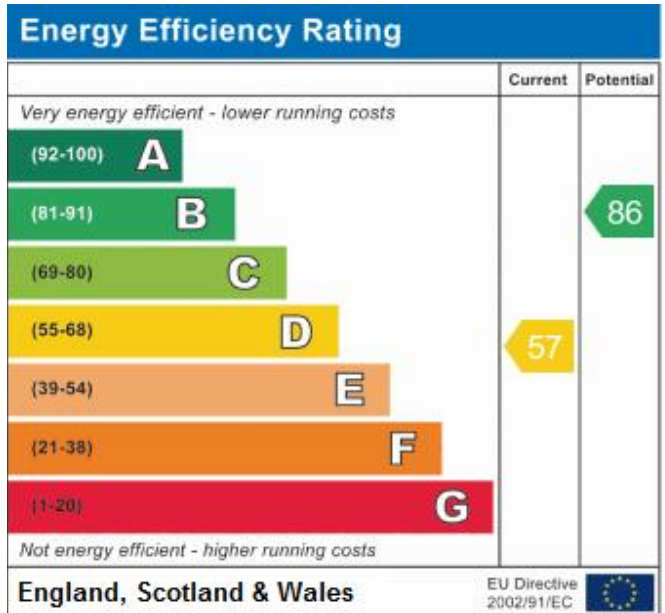
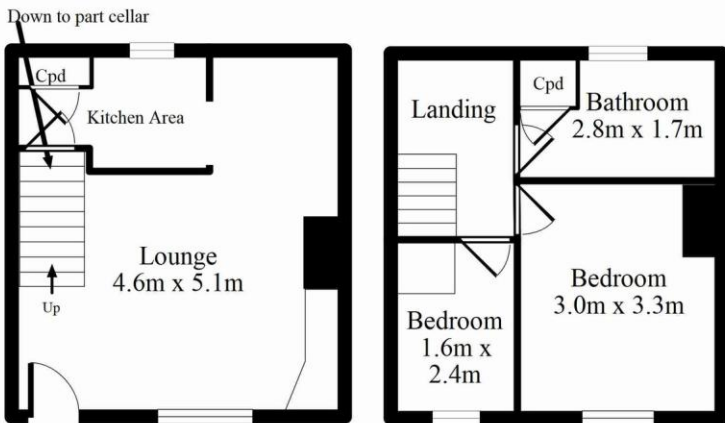
BEDROOM TWO 7' 10" Max. x 5' 3" (2.39m x 1.6m)
Central heating radiator, bulk head storage cupboard and a window to the front elevation.

BATHROOM 9' 1" x 5' 5" (2.77m x 1.65m) Three piece bathroom suite comprising of panelled bath, pedestal sink and low flush WC. Partly tiled walls, central heating radiator and a window to the rear elevation.



EXTERIOR Stone flagged garden to the front with stone wall boundary and gate. The property is situated off the main road in a cul-de-sac position with on-road parking to the front.





11 High Street
Queensbury
Bradford
West Yorkshire
BD13 2PE

www.bronteestates.co.uk
queensbury@bronteestates.co.uk
01274884040

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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