

Peter David

Properties Ltd

Residential Sales and Lettings



14 Highgate Mill Fold

Queensbury, Bradford, BD13 2SF

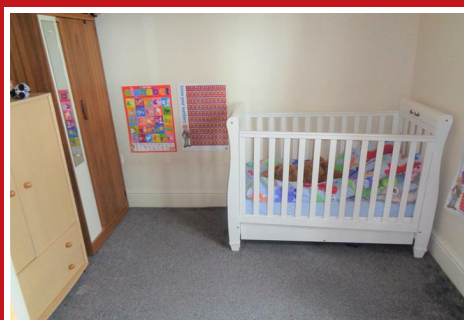
£149,950



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Peter David Properties are pleased to present to the open market this three bedroom end townhouse. Offered with an opportunity to purchase with sitting tenants, the property currently achieves £625 per calendar month. The property, which is set over three floors, briefly comprises: an entrance hallway, cloakroom, playroom/third bedroom and access to the integral garage to the ground floor, a kitchen diner and living room to the first floor, and two double bedrooms and a house bathroom to the top floor. Externally, the property benefits from a driveway providing off road parking and to the rear, there is an enclosed garden with lawn and patio.

The property is located on a quiet cul-de-sac and within easy reach of good schools, shops and parks. Contact Peter David Properties to arrange a viewing today!

Entrance Hallway

17'02" x 3'02" (5.23m x 0.97m)

Providing access to the ground floor accommodation through a composite door. With a window to the side aspect and access to the integral garage.

Cloakroom

7'02" x 2'11" (2.18m x 0.89m)

A ground floor WC with a hand basin encased in a vanity unit and a chrome heated towel rail. With a window to the rear aspect.

Bedroom Three/ Playroom

9'04" x 7'00" (2.84m x 2.13m)

A ground floor room currently being used as a playroom but could be used as a third bedroom or study. With patio doors leading to the rear garden.

First Floor Landing

10'00" x 3'06" (3.05m x 1.07m)

Providing access to the first floor living accommodation.

Kitchen Diner

12'06" x 11'09" (3.81m x 3.58m)

An L-shaped kitchen diner benefitting from matching cream wall and base units and tiled splashbacks, an electric oven and a four ring gas hob. With integrated fridge, freezer and washing machine and an inset stainless steel sink and drainer. With two windows to the rear elevation.

Living Room

16'01" x 12'06" (4.90m x 3.81m)

A good sized living room with two windows to the front elevation, allowing plenty of natural light into the property.

Second Floor Landing

10'03" x 2'11" (3.12m x 0.89m)

Providing access to the second floor bedrooms.

Bedroom One

12'09" x 9'09" (3.89m x 2.97m)

A double bedroom with a window to the front elevation.

Bedroom Two

12'06" x 9'04" (3.81m x 2.84m)

A further double bedroom with a window to the rear elevation.

Bathroom

7'05" x 5'10" (2.26m x 1.78m)

The family bathroom features a bath with shower over head and a glass shower screen, a WC and a hand basin. With a chrome heated towel rail and a window.

External

Externally, the property benefits from a single garage that can be accessed internally and a driveway providing off road parking. To the rear, there is an enclosed garden with lawn and patio.

Directions

For Satnav please use the postcode BD13 2SF

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

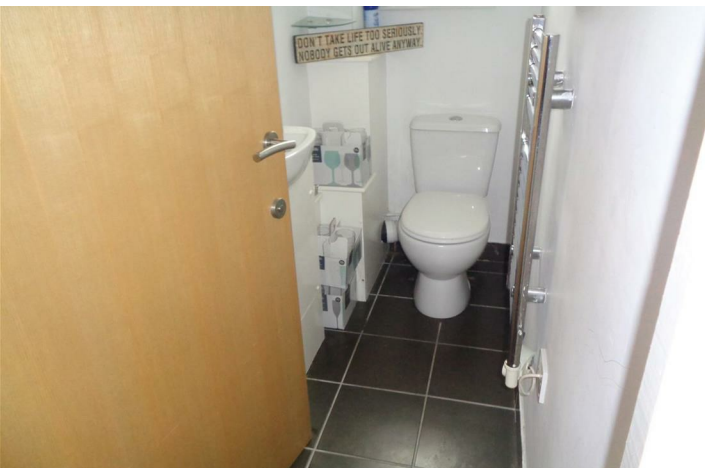
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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



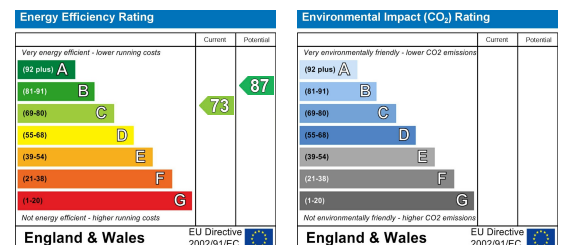
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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