



66 Ford Hill

- *WELL PRESENTED*
- *TWO BEDROOMS*
- *MID TERRACE*
- *BASEMENT BREAKFAST KITCHEN*

Offers In Region Of £119,950
EPC Rating '61'





Property Description

****TWO BEDROOMS** MID-TERRACE**** This well presented property is located in the heart of Queensbury village, with amenities such as a CO-OP, hairdressers, take-away's, cafe's, bakery, schools, doctors, and bus routes, just minutes away. Early viewing advised. Ideal Investment Property with tenant in situ. Briefly comprising of: Large basement Kitchen, a large Lounge with Dining Area, Landing, two Bedrooms & Bathroom. Enclosed Yard area to the rear.

LOUNGE

16' 5" x 11'5" (5.03m x 3.35m) A spacious room with windows to the front and rear elevation. Large enough to host a designated dining space, Open and Light lounge area with electric fire and surround, central heating radiator.

KITCHEN

11'4" x 10'5" (3.47m x 3.20m) The rear entrance door leads directly into a fitted kitchen, with a range of modern base and wall cabinets, laminated working surfaces and splashback wall tiling. Integrated

electric oven, electric hob and extractor. Stainless steel sink & drainer, plumbing for a washing machine and the central heating boiler.

FIRST FLOOR

Stairs lead up to a landing with loft access and doors to the bedrooms & bathroom.

BEDROOM ONE

10'3" x 8'9" (3.14m x 2.71m) Window to the rear elevation and a central heating radiator.

BEDROOM TWO

10'7" x 5'7" (3.26m x 1.74m) Window to the front elevation and a central heating radiator.

BATHROOM

6'6" x 5'4" (2.01m x 1.65m) A white three-piece bathroom suite and shower, pedestal washbasin and WC. Part-tiled walls, central heating radiator.

EXTERNAL

To the rear of the property is an enclosed yard area with space to sit out in the summer and room for a washing line.

EPC RATING 'D'

COUNCIL TAX BAND A

FREEHOLD

DIRECTIONS:

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		

11 Green End
 Clayton
 Bradford
 West Yorkshire
 BD14 6BA

www.whitneys.co.uk
 sales@whitneys.uk.com
 01274880019

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