



26 Baptist Fold, Queensbury, Bradford, BD13 2AF
£10,000

WalkerSingleton
Chartered Surveyors

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A fantastic opportunity to acquire a 25% share in this one bedroom first floor apartment which is offered EXCLUSIVELY to the over 55's. Boasting a fitted kitchen with freestanding appliances including the electric cooker and washing machine INCLUDED IN THE SALE, this property benefits from a modern three piece bathroom suite. Having a designated parking space to the front elevation of the development, this property is convenient for the Willows Medical Centre, a range of local amenities in Queensbury village and transportation links to Bradford and Halifax centres from High Street. Being available with NO UPPER VENDOR CHAIN and IMMEDIATE VACANT POSSESSION, this property is competitively priced and provides an excellent opportunity for a mature couple or single person. The property comprises of a entrance hall, lounge, kitchen, bedroom and bathroom. An early internal inspection is a must to appreciate the accommodation offered.

Entrance Hall

Having decorative carpeted floor coverings, telephone intercom system and useful storage cupboard housing the electric boiler.

Lounge

9'1" x 15'2" (2.77m x 4.63m)

Providing open plan living and being fitted with a timber framed Skylight, decorative carpeted floor coverings and electric storage heater.

Kitchen

9'2" x 5'3" (2.8m x 1.61m)

Having a range of beige wall, drawer and base units with complementary granite effect roll top work surfaces, cream tiled splash backs and a stainless steel sink. With freestanding electric oven and automated washing machine included in the sale, there is also a built in extractor hood. Having beige vinyl flooring and being open to the living space.

Bedroom

11'6" x 9'0" (3.51m x 2.76m)

Having a timber framed double glazed skylight, electric storage heater and green carpeted floor coverings.

Bathroom

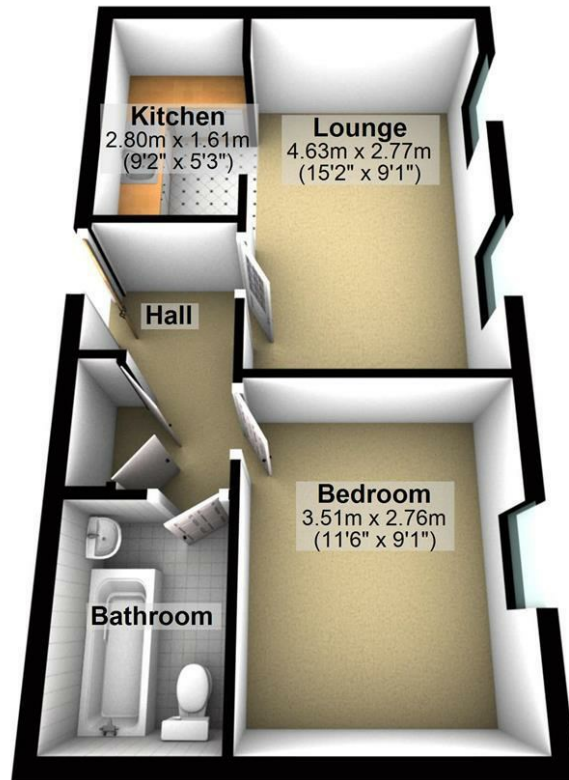
Benefiting from a three piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath. With tiled splash backs, blue carpeted floor coverings and a double glazed window to the side elevation.

Please Note: None of the services or

fittings and equipment has been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. The Seller does not include in the sale any carpets, light fittings, floor covering, curtains, blinds furnishings, electrical/gas appliances (whether connected or not) unless expressly mentioned in these particulars as forming part of the sale.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	63	69
EU Directive 2002/91/EC		

BRADFORD

Granby Barn, 90 High Street, Queensbury, Bradford, BD13 2PD

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HALIFAX

Property House, Lister Lane, Halifax, HX1 5AS

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HUDDERSFIELD

Oak House, New North Road, Huddersfield, HD1 5LG

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