



**3 WELLINGTON STREET
QUEENSBURY
BD13 1AP**

First time buyers looking for a great first home? This traditional stone built home has been recently renovated to a really nice standard, with app controlled central heating, uPVC double glazing, dimming led spotlighting, usb sockets, a fabulous wood burner in the lounge, and great kitchen and bathroom fitments. Set to a small cul-de-sac in the heart of Queensbury, we have a mix of a quieter location and the proximity of local shops and amenities. There's a small walkway down to Tesco, for example, and the bus and main transport routes into Bradford and Halifax are just a few yards away. There's a useful cellar, ideal for storage, a good sized lounge, a nice dining kitchen, a galleried landing, a large first bedroom, a good sized second bedroom and a lovely bathroom with a great shower fitment with both overhead and wand shower heads. So, if you're looking for a home you can fall in love with and that you can move straight into, come and have a look at 3 Wellington Street.

OFFERS IN EXCESS OF £100,000

LOUNGE

4.55 x 4.25 (14'11" x 13'11")

This spacious living room has a tiled floor which runs through the entire ground floor. There is a wood burner set into the chimney breast.



DINING KITCHEN

4.56 x 2.26 (15'0" x 7'5")

Fitted with an extensive range of high gloss units with complementing work surfaces to matching returns. The inset sink unit has a mixer tap with removeable head and flexible hose for rinsing which changes colour with the water temperature, ensuring you don't scald your hands. Cooking facilities include an inbuilt induction hob with canopy hood and matching splashback, and an electric oven. The concealed gas boiler has an app control, allowing you to set the heating from anywhere, the control unit being set beneath the boiler.



GALLERIED LANDING

BEDROOM ONE

4.52 x 3.25 (14'10" x 10'8")

A good sized bedroom with plenty of room for furniture.



BEDROOM TWO

3.01 x 2.30 (9'11" x 7'7")

A good sized guest room or home office.



BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin set into a vanity unit and a panelled bath with a chrome shower unit which has both overhead and wand attachments. Two of the walls are full tiled and there is a ladder style chrome heated towel rail.



CELLARS

A vaulted cellar with traditional stone shelving and a small former coal cellar.

OUTSIDE

The property has a nice patio garden to the front and is positioned to a small cul-de-sac location.



ADDITIONAL INFORMATION

Tenure: Freehold.
City of Bradford Metropolitan District Council.
Council Tax Band: A.

DIRECTIONS

Leave Halifax town centre via Boothtown Road (A647) and proceed on through Boothtown up the hill towards Queensbury. Pass through Queensbury, and the traffic lights junction with the A644, and pass the post office on the right before turning right into Brunswick Street. Wellington Street is the first street you come to. Turn right and the property is on the right. Postcode: BD13 1AP.

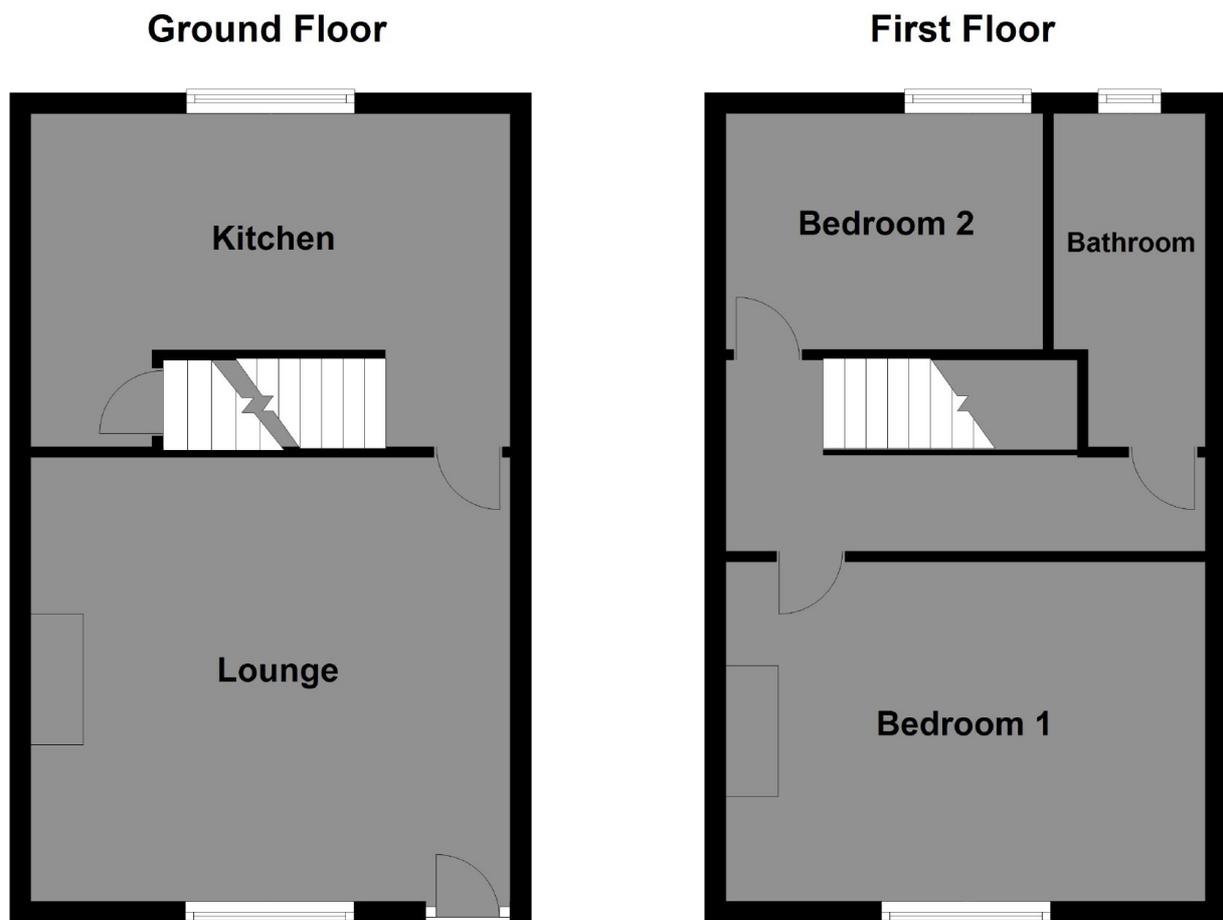
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Floor plans are indicative and are not drawn to scale.
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