



Alexandra Street, Queensbury,
50% Shared Ownership £70,000

* MID TOWN HOUSE * THREE BEDROOMS * 50% SHARED OWNERSHIP * CUL-DE-SAC *
* CLOSE TO AMENITIES & SCHOOLS * TWO BATH/SHOWER ROOMS * GARDEN * PARKING *

This three bedroom mid townhouse property is being offered with a 50% shared ownership with the potential to purchase the property outright (subject to criteria).

Situated on this popular cul-de-sac location and within walking distance of local amenities, shops and schools.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, three first floor bedrooms (master bedroom having a shower room) and house bathroom.

To the outside there is an enclosed garden to the rear with allocated parking providing two parking spaces.

PLEASE NOTE NOT SUITABLE FOR INVESTORS AS SHARED OWNERSHIP WITH HOUSING ASSOCIATION.



Entrance Vestibule

With radiator.

Kitchen

6'3" x 8'6" (1.91m x 2.59m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, cooker, radiator, double glazed window.

Lounge

13'8" x 12'4" (4.17m x 3.76m)

With gas fire in fireplace surround, radiator, French doors to rear.

First Floor

Bedroom One

10'8" x 9' (3.25m x 2.74m)

With radiator and hardwood double glazed window. En-Suite shower room;

En Suite Shower Room

Two piece suite comprising shower cubicle and wash basin, radiator.

Bedroom Three

7' x 7'2" (2.13m x 2.18m)

With radiator and hardwood double glazed window.

Bedroom Two

8'9" x 8' (2.67m x 2.44m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, hardwood double glazed window.

Exterior

To the outside there is a patio garden to the rear with off-road parking to the front.

TENURE

FREEHOLD

COUNCIL TAX BAND

C

SHARED OWNERSHIP

50% SHARED OWNERSHIP WITH £320 PER MONTH PAYABLE TO HOUSING ASSOCIATION. Potential to purchase the property outright (subject to criteria).



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	69	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(15-38) F		(15-38) F	
(1-14) G		(1-14) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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