



Moor Close Lane, Queensbury,

£85,000

* THROUGH-BY-LIGHT TERRACE * TWO BEDROOMS * CLOSE TO AMENITIES & TRANSPORT LINKS *
* MODERNISATION REQUIRED * PAVED GARDEN *

Located in a popular residential area, is this two bedroom through-by-light terrace property.

The property requires modernisation throughout and would make an ideal purchase for a number of buyers.. The property is within easy reach of amenities, shops and bus routes to both Bradford and Halifax Town Centre. The accommodation briefly comprises entrance porch, vestibule, lounge, kitchen, cellar, two first floor bedrooms and a house bathroom.

To the outside there is a paved garden to the front.



Entrance Porch

Vestibule

With radiator.

Lounge

13'11" x 11'10" (4.24m x 3.61m)

With radiator and double glazed window.

Kitchen

13'7" x 6'1" (4.14m x 1.85m)

With base units incorporating stainless steel sink unit, double glazed window, hob, cooker hood.

Cellar

Useful storage.

First Floor Landing

With window and loft access.

Bedroom One

12'7" x 11' (3.84m x 3.35m)

With radiator and double glazed window.

Bedroom Two

8'2" x 7'7" (2.49m x 2.31m)

With radiator and double glazed window.

Bathroom

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

Exterior

To the outside there is a paved yard to the front.

Directions

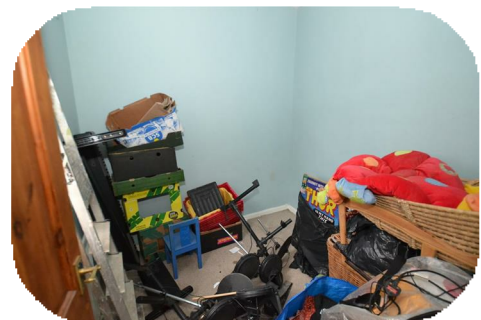
From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 0.7 miles, turn right onto Oxford Rd, continue onto Moor Close Lane and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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	Present	Current	Potential	Present
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			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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