



Alexandra Street, Queensbury,

£94,950

* TERRACE * THREE BEDROOMS * CLOSE TO AMENITIES/SCHOOLS *
* IDEAL FTB/INVESTOR *

Situated in the heart of Queensbury Village is this three bedroom terrace property.

Conveniently located with access to amenities, shops, local schools and bus routes to both Halifax & Bradford. Benefits from gas central heating, upvc double glazing and would make an ideal purchase for the first time buyer or investor.

The accommodation briefly comprises of an entrance vestibule, lounge, kitchen, cellar, two first floor bedrooms and bathroom. There is a further good sized attic bedroom to the second floor.



Entrance Vestibule

Lounge

13'10" x 12'1" (4.22m x 3.68m)

With radiator, double glazed window and built in drawers/shelving to alcove.

Kitchen

16'11" x 4'6" (5.16m x 1.37m)

With fitted wall and base units incorporating stainless steel sink unit, cooker panel, plumbing for auto washer, extractor fan.

Cellar

Useful storage.

First Floor

Bedroom One

11'1" x 7'9" (3.38m x 2.36m)

With radiator and double glazed window.

Bedroom Two

11'2" x 8'10" (3.40m x 2.69m)

With radiator and double glazed window.

Bathroom

White three piece suite comprising panelled bath, low suite wc, vanity sink unit, towel radiator.

Second Floor

Bedroom Three / Attic Bedroom

14'8" x 9'11" (4.47m x 3.02m)

With radiator and velux window.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Granby St, turn left onto Alexandra St and the property will 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	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	90	(92 plus) A	
(81-91) B	76	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) 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	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk