



Commercial Street, Queensbury,

Offers Over £100,000

**** END TERRACE ** TWO BEDROOMS ** DOUBLE FRONTED ** READY TO MOVE INTO **
* CLOSE TO VILLAGE AMENITIES * IDEAL FTB ***

This ready to move into two bedroom end terrace property would make an ideal purchase for a number of buyers. Situated within walking distance of Queensbury Village which boasts amenities, shops and a choice of first and secondary schools.

The accommodation benefits from multi fuel fire, gas central heating, double glazing and briefly comprises entrance porch, lounge, kitchen, two first floor bedrooms and a house bathroom.

To the outside there is a small patio to the front.



Entrance Porch

Lounge

15' x 14'4" (4.57m x 4.37m)

With a cast iron multi fuel fire set in chimney breast, radiator.

Kitchen

5'10" x 11'8" (1.78m x 3.56m)

With wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, radiator.

First Floor Landing

With useful storage cupboard, radiator.

Bedroom One

11'11" x 14'2" (3.63m x 4.32m)

With radiator.

Bedroom Two

9'6" x 6' (2.90m x 1.83m)

With radiator.

Bathroom

Three piece white suite comprising panelled bath with shower over, low suite wc, pedestal wash basin, tiled walls, radiator.

Exterior

To the outside there is an enclosed patio 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 0.3 miles, turn right onto Commercial St 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	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	59	(55-68) D	
(39-54) E		(39-54) E	
(13-38) F		(13-38) F	
1-12) G		1-12) 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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