



High Street, Queensbury,

£144,950

**** END TERRACE ** TWO BEDROOMS ** IMMACULATE THROUGHOUT ****

**** READY TO MOVE INTO ** CLOSE TO LOCAL AMENITIES ** GARDENS & PARKING ****

Stunning two bedroom end terrace property located in the heart of Queensbury Village.

Having been modernised throughout by the present owner to offer ready to move into accommodation.

The property benefits from modern fitted basement kitchen, modern house bathroom, window shutters, new carpets and redecorated throughout.

Within walking distance of amenities, shops, schools and bus routes.

To the outside there is a small garden to the front with parking to the rear.



Entrance

Radiator and coving to ceiling.

Lounge

14'0" x 13'9" (4.27m" x 4.19m")

Gas fire with feature fireplace surround, radiator, covering to ceiling and window shutters.

Office / Play Room

8'5" x 5'0" (2.57m" x 1.52m")

Radiator.

Basement

Utility

Stone flagged floor and plumbing for auto washer.

Useful storage room also with stone flagged floor - ideal for a small cloakroom.

Basement Kitchen

13'9" x 9'0" (4.19m" x 2.74m")

Modern fitted kitchen having a range of co-ordinated base units with a Belfast sink unit, 'Aga' cooker, integrated dishwasher and stone flagged floor.

First Floor Landing

Radiator.

Bedroom One

11'9" x 9'2" (3.58m" x 2.79m")

Window shutters and radiator.

Bedroom Two

10'1" x 9'0" (3.07m" x 2.74m")

Window shutters and radiator.

Bathroom

Modern three piece suite comprising panel bath with thermostat shower, low flush wc, pedestal wash basin, tiled floors & wall and radiator.

Exterior

To the outside there is a small garden to the front, with parking to the rear and a convenient outside tap.

Council Tax Band

A

Tenure

FREEHOLD



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	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
84	56		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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