



Campbell Street, Queensbury, Offers In Excess Of £140,000

*** CASH OFFERS ONLY!! ***

* ATTENTION BUILDERS/SPECULATORS/INVESTORS!!! *

* SEMI DETACHED * TWO BEDROOMS * 1/3 ACRE LAND * SUPERB VIEWS *

* PLANNING PERMISSION GRANTED TO EXTEND *

This two bedroom semi detached property boasts superb far reaching views to the rear.

Benefits from planning permission to extend.

The property requires full modernisation and would make an excellent purchase for a builder/speculator.

Having approximately a 1/3 acre of grazing land, parking and gardens, the property represents excellent value for money.

Planning application number 22/01595/HOU

Viewing Essential!!



Entrance Porch

Kitchen

11'9" x 9'6" (3.58m x 2.90m)

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

Lounge

13'11" x 12'2" (4.24m x 3.71m)

With gas fire, radiator, far-reaching farmland views.

Hall

Bedroom One

12'7" x 9'9" (3.84m x 2.97m)

With radiator and far-reaching views.

Bedroom Two

10'3" x 9'9" (3.12m x 2.97m)

With radiator.

Bathroom

With three piece suite, part tiled walls.

Exterior

To the outside there are gardens to both front and rear, drive to garage and 1/3 acre grazing land.

Directions

From our office on Queensbury High Street proceed left to the traffic lights at Sandbeds, proceed straight ahead and Campbell Street will shortly be seen on the left hand side where the property will be found at the end of the street on the right hand side displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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	
[G2 plus] A		[G2 plus] A	
[B1-B3] B		[B1-B3] B	
[C1-C3] C		[C1-C3] C	
[D1-D3] D		[D1-D3] D	
[E1-E3] E		[E1-E3] E	
[F1-F3] F		[F1-F3] F	
[G1-G3] G		[G1-G3] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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