



Clarendon Place, Queensbury

£220,000

**** CALL SUGDENS TO VIEW FIRST ****

*** CHARACTER COTTAGE * THREE BEDROOMS * MODERNISED * CHARACTER FEATURES *
* CLOSE TO AMENITIES * GARDEN * PARKING ***

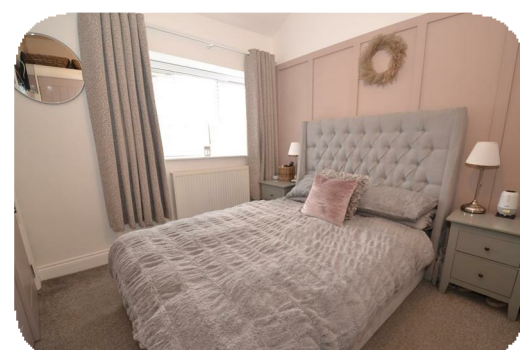
Superbly presented Cottage property situated on the outskirts of Queensbury Village.

Having been fully modernised throughout by the current owners to offer ready to move into accommodation.

This three bedroom home would make an excellent purchase for a FTB/Young Couple/Family and benefits from a modern fitted kitchen, house bathroom, character features and multi fuel fire.

Within walking distance of amenities, shops, first and secondary schools and fantastic rural walks.

To the outside there is a paved front garden and parking for a couple of vehicles.





Entrance Porch

With wall panelling.

Dining Kitchen

16'5" x 15' (5.00m x 4.57m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback and floor, integrated fridge/freezer, dishwasher, oven, hob and extractor hood, storage, radiator, double glazed window and wall panelling.

Lounge

15'5" x 14'9" (4.70m x 4.50m)

With log burner set in chimney breast, radiator, two double glazed window, French doors.

First Floor

With radiator and double glazed window.

Bedroom One

12'1" x 9' (3.68m x 2.74m)

With built in wardrobes, radiator and double glazed window.

Bedroom Two

14'5" x 9'2" (4.39m x 2.79m)

With built in wardrobes, radiator and double glazed window.

Bedroom Three

10'10" x 7' (3.30m x 2.13m)

With feature wall panel.

Bathroom

Modern three piece suite comprising P shaped bath with over bath shower and screen, pedestal wash basin, low suite wc, radiator and double glazed window.

Exterior

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

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn right onto Oxford Rd, left onto Ladysmith Rd, left onto Clarendon Place and the property will shortly be seen displayed via our For Sale board.

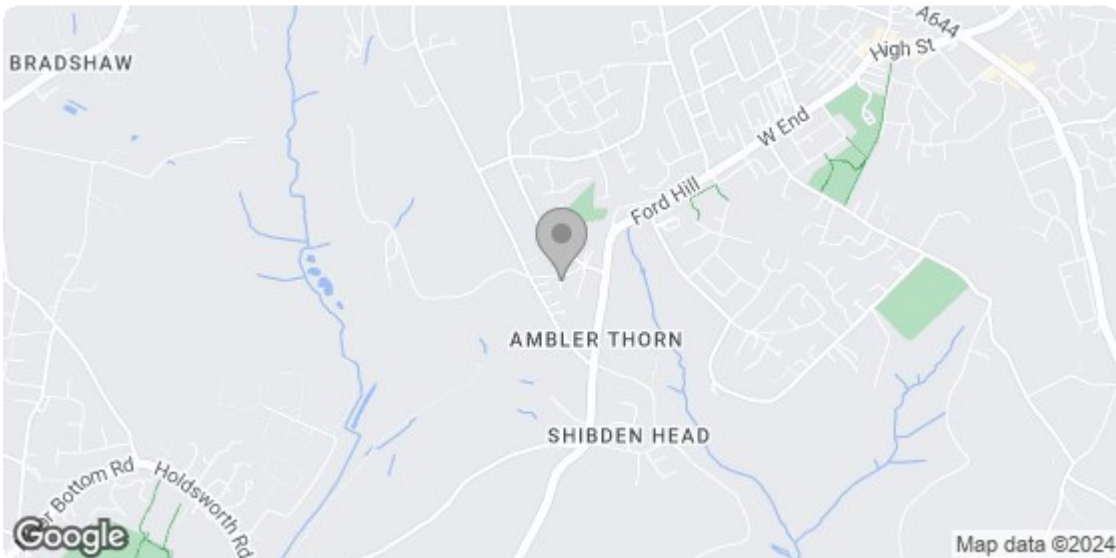




TENURE
FREEHOLD

Council Tax Band
C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

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.

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