



Roper Lane, Queensbury,

Offers Over £99,950

**** VIEWS ** VIEWS ** VIEWS ** VIEWS ****

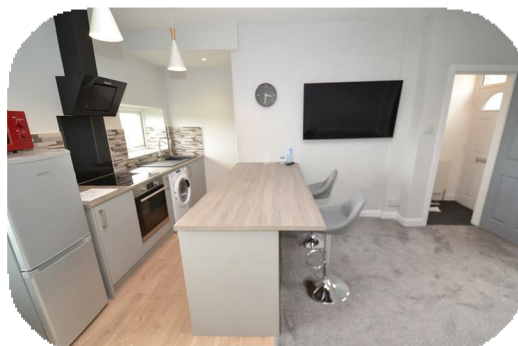
**** TWO BED TERRACE ** POPULAR LOCATION ** NO CHAIN ****

*** SOLAR PANELS TO THE REAR WITH BATTERY BACK UP IN CELLAR ***

Situated on the outskirts of Queensbury village is this recently refurbished two bedroom terrace property. Benefits from superb far reaching views to the rear, a modern kitchen and shower room - this property would make an excellent opportunity for the first time buyer/investor,

Available with no onward chain. The accommodation briefly comprises open plan lounge/kitchen, two first floor bedrooms and shower room.

**WASHER/DRYER, FRIDGE FREEZER, TV & BAR CHAIRS INCLUDED IN SALE IF REQUIRED.
VIEWING ESSENTIAL!!**



Entrance Vestibule

Open Plan Lounge/Kitchen

15'11" x 15'3" (4.85m x 4.65m)

Kitchen area has a range of modern fitted wall and base units incorporating sink unit, oven, hob, extractor hood, plumbing for auto washer, tiled splashback, breakfast bar, feature radiator, double glazed window enjoying far-reaching views.

Lounge area has a feature radiator and double glazed window.



Cellar

Useful storage.

First Floor

With useful storage cupboard.

Bedroom One

11'4" x 8'3" (3.45m x 2.51m)

With radiator and double glazed window.



Bedroom Two

7'11" x 6'4" (2.41m x 1.93m)

With radiator and double glazed window.



Shower Room

Modern shower room comprising shower cubicle, vanity sink unit, low suite wc, towel radiator.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn right onto Roper Ln 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	
G2 plus A		G2 plus A	
B1-B11		B1-B11	
C1-C10		C1-C10	
D1-D4		D1-D4	
E1-E5		E1-E5	
F1-F3		F1-F3	
G1-G3		G1-G3	
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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