



West End, Queensbury,

£89,950

* SOLD WITH TENANTS IN SITU * END FRONT TERRACE * TWO BEDROOMS *
* INVESTMENT OPPORTUNITY * TENANTED FOR TEN YEARS * CURRENT RENT £600pcm *

A fantastic investment opportunity, is this two bedroom stone terrace.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, fitted kitchen, first floor bedroom and bathroom, further attic bedroom to the second floor.

INVESTORS ONLY!



Entrance

With radiator.

Lounge

14'8" x 11' (4.47m x 3.35m)

With gas fire and radiator.

Kitchen

11'2" x 6'5" (3.40m x 1.96m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, radiator.

Cellar

Ideal for storage.

First Floor Landing

Bedroom One

10'5" x 9'8" (3.18m x 2.95m)

With radiator.

Bathroom

Three piece white suite, radiator.

Second Floor

Bedroom Two

16'5" x 12'8" (5.00m x 3.86m)

With radiator.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn left onto Deanstones Ln and West End will be seen where the property is 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		
	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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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