



West Scholes, Queensbury

Offers Over £179,950

- * COTTAGE * TWO BEDROOMS * AMAZING VIEWS * TWO RECEPTION ROOMS *
- * CONSERVATORY * SEMI RURAL LOCATION * GARDENS * ADJOINS OPEN FIELDS *

Occupying a quiet backwater location and available with no onward chain, is this characterful two bedroom cottage. Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, dining room, fitted kitchen, two first floor bedrooms and a house bathroom.

To the outside there are gardens to front and rear adjoining open fields.

* Please note - the loft has potential to convert into extra bedroom space - subject to any relevant planning consents.





Entrance Porch

Lounge

16' x 11'10" (4.88m x 3.61m)

With gas fire, radiator, patio doors to conservatory.

Kitchen

17'8" x 9'10" (5.38m x 3.00m)

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel bowl/sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher, part tiled walls, radiator.

Dining Room

14'7" x 9'10" (4.45m x 3.00m)

With feature fireplace and radiator.

Conservatory

10'10" x 8' (3.30m x 2.44m)

Bathroom

Three piece coloured suite, radiator.

Bedroom One

16'1" x 12'1" (4.90m x 3.68m)

With radiator and fitted wardrobes.

Bedroom Two

14'2" x 9'7" (4.32m x 2.92m)

With radiator and built in cupboard.

Exterior

To the outside there are gardens to both front and rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, turn right onto Thornton Rd, continue onto Carter Ln, take the slight left onto Brewery Ln and the property will be seen on the left displayed via our For Sale board.





TENURE
FREEHOLD

Council Tax Band
C

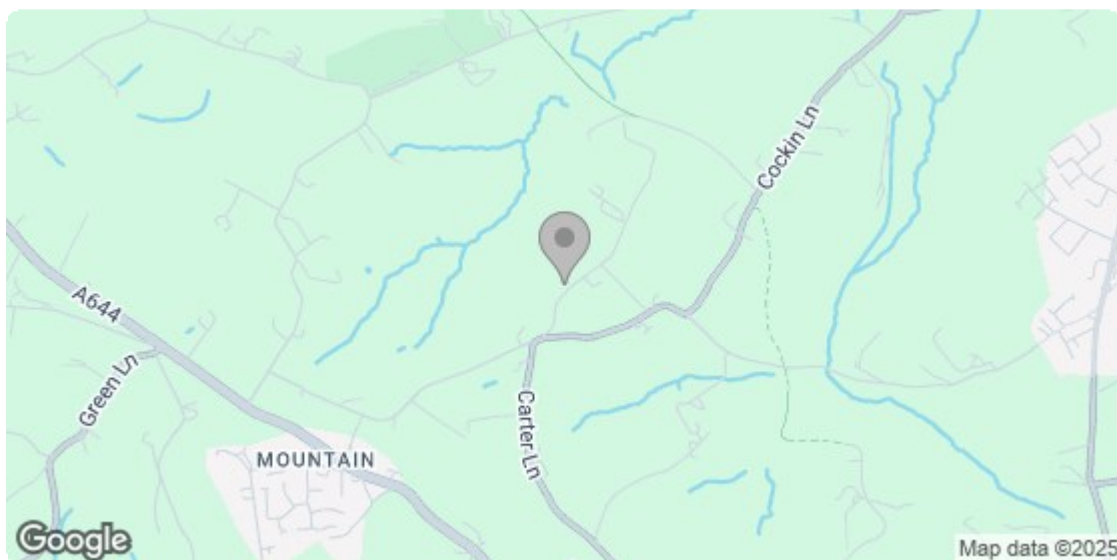


West Scholes, BD13

Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1114125)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		

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 be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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