



Victoria Street, Queensbury,

£84,950

**** TERRACE ** ONE BEDROOM + OCCASSIONAL ROOM ** IDEALY SUIT A NUMBER OF BUYERS ** GCH & DG **
** OUTSKIRTS OF QUEENSBURY VILLAGE ** YARD TO THE FRONT ****

This one bedroom + occasional terrace property would make an ideal purchase for a number of buyers. Ideally located on the outskirts of Queensbury Village, yet within easy reach of amenities, shops and bus routes to both Halifax and Bradford.

The property benefits from GCH, DG and a yard to the front.

Briefly comprises entrance vestibule, open plan lounge/kitchen, cellar, first floor bedroom, occasional room and a house bathroom.

To the outside there is a yard to the front.

VIEWING ESSENTIAL!!



Entrance Vestibule

Open Plan Living Kitchen

15'1 x 16 (4.60m x 4.88m)

Electric fire, central heating radiator and double glazed window.

Fitted wall and base units, Stainless Steel sink and drainer, plumbing for washing machine and space for a cooker.



Bedroom One

9'8 x 9'8 (2.95m x 2.95m)

Central heating radiator and double glazed window.



Occasional Room

10 x 5'2 (3.05m x 1.57m)

Central heating radiator.

Bathroom

Three piece suite comprising of; panel bath with electric shower over, low flush WC and hand wash basin. Central heating radiator and double glazed window.

Exterior

To the outside there is a yard to the front.



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		91	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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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