



## Wellington Street, Queensbury, Offers In Excess Of £105,000

\* END FRONT TERRACE \* ONE BEDROOM \* OCCASIONAL ATTIC ROOM \* IDEAL FTB \*  
\* MODERN KITCHEN & BATHROOM \* ENCLOSED YARD \*

Superbly presented one bedroom + occasional room front end terrace property which would make an ideal purchase for a FTB/investor.

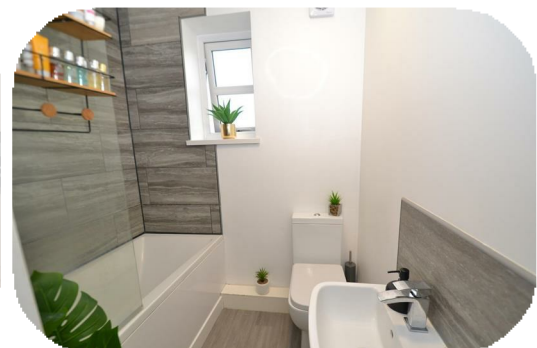
The property has been updated by the current owners and boasts a modern fitted kitchen area & house bathroom, together with an enclosed garden to the front.

Within walking distance of Queensbury Village which boasts amenities, shops and local schools.

The accommodation briefly comprises of a vestibule, open plan lounge/kitchen, cellar, first floor bedroom and house bathroom.

There is a further occasional room to the attic.

To the outside there is a well maintained enclosed yard to the front.



## Entrance Vestibule

## Open Plan Lounge/Kitchen

14'6" x 13'4" (4.42m x 4.06m)

Modern fitted kitchen area having a range of wall and base units incorporating sink unit, tiled splashback, oven, hob and cooker hood, integrated fridge/freezer, dishwasher, plumbing for auto washer, radiator, two double glazed windows.

## Cellar

Currently covered.

## First Floor

### Bedroom One

10'2" x 11'2" (3.10m x 3.40m)

With radiator, double glazed window and understairs storage.

### Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

## Second Floor

### Occasional Attic Room

15'5" x 8'3" (4.70m x 2.51m)

Fits double bed with radiator and two velux windows.

## Exterior

To the outside there is an enclosed yard/garden area to the front.

## Directions

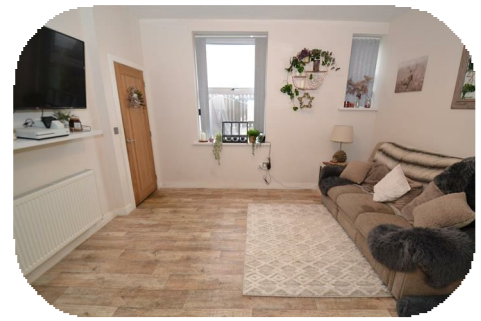
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Brunswick St, left at the 1st cross street onto Wellington St and the property will shortly be seen displayed via our For Sale board.

## 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-91)		A (91-91)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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