



Priestley Hill, Queensbury,

£100,000

**** STONE MID TERRACE ** ONE BEDROOM ** PLUS OCCASIONAL ROOM****
**** IDEAL FOR FTB/INVESTOR ** MODERN KITCHEN ** CLOSE TO AMENITIES ****

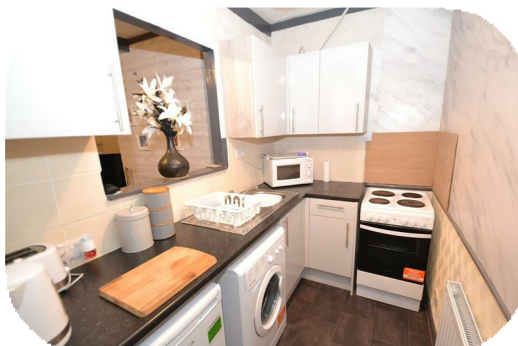
Situated in the popular 'Catherine Slack' part of Queensbury, with easy access to amenities, shops and bus routes to Halifax and Bradford.

This one bedroom + occasional room property would particularly make an ideal purchase for a FTB/INVESTOR.

Benefits from a modern fitted kitchen, gas central heating, double glazing and small garden frontage.

The accommodation briefly comprises lounge, kitchen, cellar, first floor bedroom, occasional room and bathroom.

To the outside there is a small garden frontage.



Entrance
Radiator.

Lounge
16'5" max x 14'8" (5.00m" max x 4.47m")
Electric fire with feature fireplace surround and radiator.

Kitchen
5'3" x 8'2" (1.60m" x 2.49m")
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, cooking point, plumbing for auto washer and radiator.

Cellar
Radiator.

First Floor Landing

Bedroom One
14'9" x 8'9" (4.50m" x 2.67m")
Radiator.

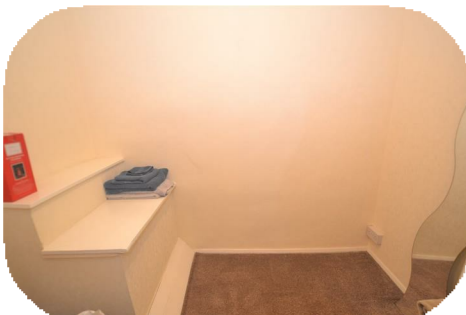
Occasional Room
7'5" x 4'6" (2.26m" x 1.37m")

Bathroom
Modern three piece suite comprising panel bath, low flush wc, pedestal basin, extractor fan and radiator.

Exterior
Small enclosed garden frontage.

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			
(92 plus)	A		92	(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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