



Amy Street, Friendly Fold Road, Ovenden,

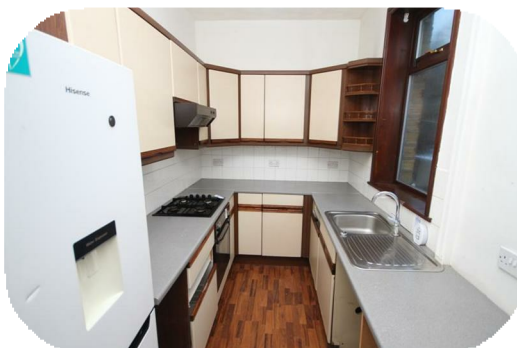
£95,000

- * THROUGH TERRACE * TWO BEDROOMS * NO ONWARD CHAIN * MODERN BATHROOM *
- * REQUIRES MODERNISATION & REPAIR * SMALL GARDEN & REAR YARD *

Available with no onward chain, is this two bedroom through terrace .

Briefly comprises entrance, lounge, kitchen, two first floor bedrooms and a modern white house bathroom.

To the outside there is a small garden frontage and a rear yard.



Lounge
14'4" x 15'7" (4.37m x 4.75m)
With feature fireplace.

Kitchen
12'8" x 7'1" (3.86m x 2.16m)
With wall and base units incorporating stainless steel sink unit.

Cellar

First Floor Landing

Bedroom One
14'2" x 10'1" (4.32m x 3.07m)

Bedroom Two
10'1" x 7'4" (3.07m x 2.24m)

Bathroom
Modern three piece white suite.

Exterior
To the outside there is a garden frontage and a rear yard.

Directions
From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 1 mile, turn right onto Windy Bank Ln, continue onto Brow Ln, turn right onto Holdsworth Rd, turn left onto Shay Ln, left onto Ovenden Rd/A629, turn right onto Friendly Fold Rd, right onto Amy St and the property will 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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