



## Commercial Street, Queensbury,

**£99,950**

\* THROUGH-BY-LIGHT TERRACE \* TWO BEDROOMS \* IDEAL FTB \*  
\* CLOSE TO AMENITIES \* OPEN PLAN LOUNGE/KITCHEN \*

This two bedroom through-by-light terrace property would make an ideal purchase for a FTB/Investor!  
Benefits from gas central heating, double glazing and a shower room.

The property is within easy reach of Queensbury and its local amenities, shops, supermarket and schools.  
Briefly comprising entrance vestibule, open plan lounge/kitchen, utility and cellar. There are two first floor bedrooms and a shower room.





## Entrance Vestibule

With radiator.

## Open Plan Lounge/Kitchen

14'9" x 14'9" (4.50m x 4.50m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, double glazed window. Lounge area has a fireplace surround, radiator and double glazed window.

## Utility

With plumbing for auto washer, radiator.

## Cellar

Useful storage.

## First Floor

With radiator and double glazed window.

## Bedroom One

9'9" x 9'2" (2.97m x 2.79m)

With radiator and double glazed window.

## Bedroom Two

11'3" x 8'5" (3.43m x 2.44m.1.52m)

With radiator and double glazed window.

## Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

## Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn right onto Commercial 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		59	(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
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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