

# 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**

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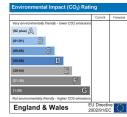












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8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk

