



## Briggs Villas, Queensbury,

**£189,950**

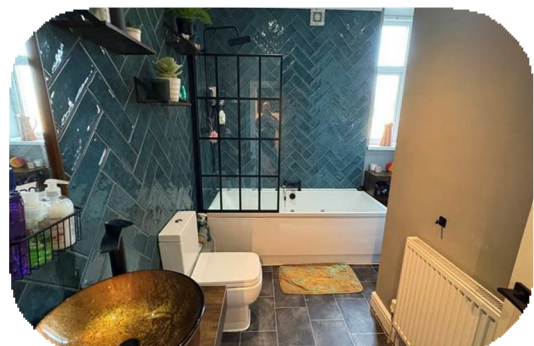
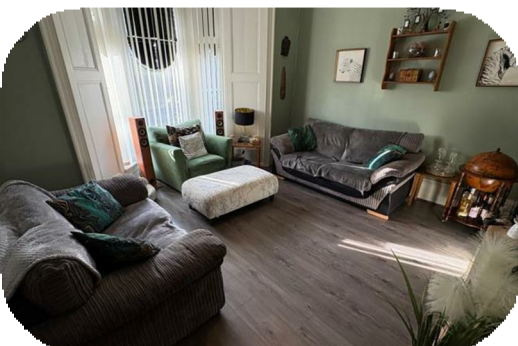
\* TERRACE \* THREE DOUBLE BEDROOMS \* IDEAL STARTER HOME \* SMALL GARDENS \*  
\* CLOSE TO AMENITIES \* MODERN KITCHEN & BATHROOM \*

This well presented three double bedroom characterful property would make an ideal purchase for a FTB/Young Family. Ideally located in the heart of Queensbury Village which boasts amenities, shops, primary and secondary schools.

Benefits from a modern fitted kitchen, house bathroom, gas central heating and double glazing.

The accommodation briefly comprises entrance hallway, lounge, dining kitchen, sitting room, three first floor bedrooms and a house bathroom.

To the outside there are small gardens to both front and rear.





## Reception Hall

With feature tiled flooring and radiator.

## Lounge

15'4" x 13'1" (4.67m x 3.99m)

Having a chimney breast inset with oak mantle, laminated flooring, radiator and double glazed window.

## Dining Kitchen

15' x 14' (4.57m x 4.27m)

Modern cream fitted wall and base units incorporating sink, oven, hob, extractor hood, plumbing for auto washer, plumbing for dishwasher, part tiled walls, radiator and exposed stone fireplace.

## Sitting Room

12'6" x 6'10" (3.81m x 2.08m)

With radiator and double glazed window.

## First Floor

With radiator.

## Bedroom One

17'3" x 12'1" (5.26m x 3.68m)

With built in wardrobe, radiator and double glazed window.

## Bedroom Two

15'10" narrowing to 12'3" x 6'9" (4.83m narrowing to 3.73m x 2.06m)

With built in wardrobe, radiator and double glazed window.

## Bedroom Three

15'2" x 8'6" (4.62m x 2.59m)

With radiator and double glazed window.

## Bathroom

Modern three piece suite comprising Jacuzzi style bath, wash basin, low suite wc, radiator, tiled walls, radiator and double glazed window.

## Exterior

To the outside there are small gardens to both front and rear.

## Directions

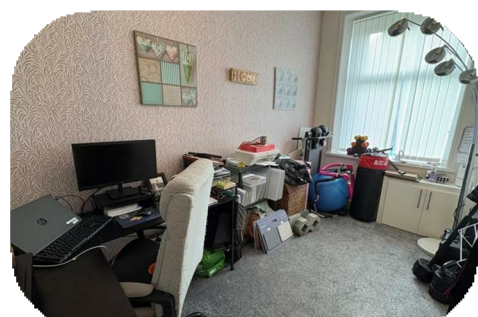
From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Briggs Villas/Foster St and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B



**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		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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