



Crossley Street, Queensbury,
Offers In Excess Of £119,950

*** END TERRACE * TWO BEDROOMS * CLOSE TO AMENITIES * IDEAL STARTER HOME *
* GARDEN * STUNNING FAR-REACHING VIEWS ***

Ideally situated for Queensbury Village which offers local amenities, shops and excellent bus routes to both Bradford & Halifax, is this immaculately presented two bedroom stone built end terraced.

Fantastic opportunity for a FTB/Investor/young couple.

Benefits from stunning views, gardens, gas central heating and double glazing.

The accommodation briefly comprises open plan lounge/kitchen, two first floor bedrooms and house bathroom.

To the outside there is a garden with a raised decked area.



Open Plan Lounge/Kitchen

14'7"x 18'6" (4.45mx 5.64m)

Modern fitted kitchen area having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor fan, breakfast bar, plumbing fr auto washer, radiator, double glazed window, upvc door to balcony area.

Lounge Area has an ornamental fireplace, radiator, spotlights and double glazed window.



Cellar

Useful storage.

First Floor

With feature radiator. Access to loft via a pull down ladder.



Bedroom One

9' x 7'9" (2.74m x 2.36m)

With radiator and double glazed window.

Bedroom Two

7'2" x 11'1 (2.18m x 3.38m)

With radiator and double glazed window.



Bathroom

Modern three piece suite comprising panelled bath, low suite wc, vanity sink unit, towel radiator, double glazed window.



Exterior

To the outside there is a corner garden with superb far reaching view, lawn and decked area.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, Crossley St will soon be seen on the left where the property is 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		

