



Fascination Place, Queensbury,
Offers Over £100,000

* TERRACE * TWO BEDROOMS * IDEAL STARTER HOME/INVESTMENT *
* SOUGHT AFTER LOCATION * ENCLOSED YARD *

This two bedroom terrace would make an ideal purchase for a FTB/investor/young couple.
Situated in the popular and sought after location of Mountain which is close to pleasant walks, schools and bus routes.

Briefly comprising entrance vestibule, lounge, kitchen, cellar, two first floor bedrooms and a house bathroom.
To the outside there is an enclosed yard.



Entrance

Lounge

18'4" x 14'2" (5.59m x 4.32m)

With electric fire in fireplace surround, radiator.

Kitchen

4'2" x 11'6" (1.27m x 3.51m)

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven and hob with extractor over, plumbing for auto washer and radiator.

Cellar

Useful storage.

First Floor Landing

Bedroom One

11'3" x 11'6" (3.43m x 3.51m)

With built in wardrobes, feature fireplace and radiator.

Bedroom Two

With radiator.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin and radiator.

Exterior

To the outside there is an enclosed garden to the front of the property.

Directions

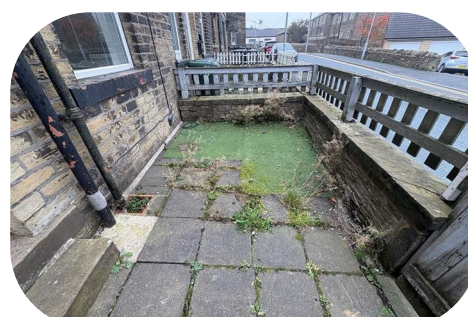
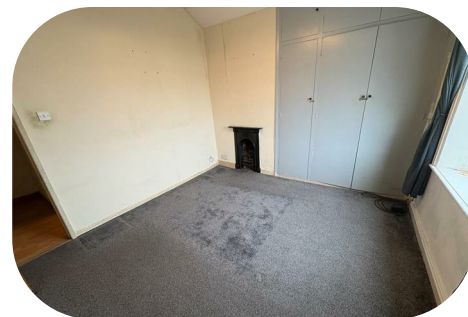
From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Chapel St, left onto Albert Rd/Small Page/A644, left onto Mill Ln and Fascination Place will be seen where the property is displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



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			(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		

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

