



**Ladysmith Road, Queensbury,**

**£169,950**

**\* COTTAGE \* THREE BEDROOMS \* EXTENDED \* MODERNISATION REQUIRED \*  
\* SOUGHT AFTER LOCATION \* LOW MAINTENANCE GARDEN \***

This extended three bedroom cottage offers excellent potential for a number of buyers. The deceptively spacious property requires some modernisation and is located in a much sought after location.

The accommodation briefly comprises entrance porch, lounge, dining kitchen, utility room, outhouse/storage, bedroom and house bathroom. There are two further second floor bedrooms.

To the outside there is a low maintenance garden to the rear.





### Entrance Porch

With radiator and double glazed window.

### Lounge

17'5" x 13'1" (5.31m x 3.99m)

Having an open fire in fireplace surround, oak flooring, radiator and double glazed window.

### Dining Kitchen

11'6" x 14'2" (3.51m x 4.32m)

Modern fitted dining kitchen having a range of fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, integrated dishwasher, radiator and double glazed window.

### Bedroom One

10'8" x 14'6" (3.25m x 4.42m)

With built in wardrobe, radiator and double glazed window.

### Bathroom

Four piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### Utility

10' x 5' (3.05m x 1.52m)

With fitted wall and base units incorporating plumbing for auto washer.

### Outhouse/Storage

9'6" x 7'4" (2.90m x 2.24m)

With electric heater and door to rear.

### First Floor

#### Bedroom Three

4'5" x 9' (1.35m x 2.74m)

With double glazed window.

#### Bedroom Two

10' x 18' max (3.05m x 5.49m max)

With double glazed window. possible space to make a shower room subject relevant planning / permission

### Exterior

To the outside there is a low maintenance garden to the rear.

### Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, after 0.9 miles turn right onto Roper Ln, right onto Ladysmith Rd and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B / 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 <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			(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)