



West End, Queensbury,

£175,000

*** COTTAGE * TWO BEDROOMS * IDEAL STARTER HOME * GARDEN * DRIVE *
* CLOSE TO AMENITIES * READY TO MOVE INTO ***

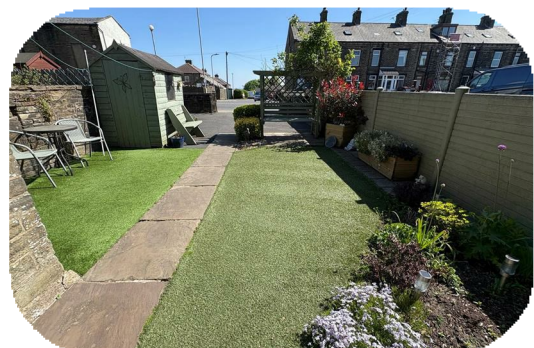
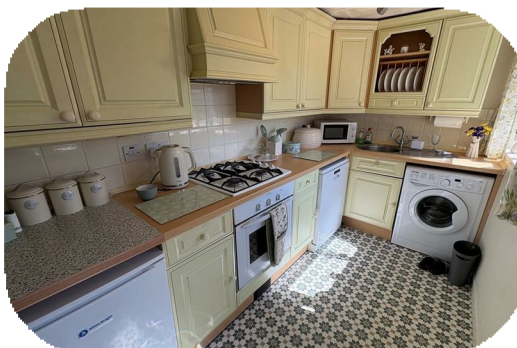
Deceptively spacious two bedroom cottage, situated within walking distance of Queensbury Village which boasts amenities, shops and both first and secondary schools.

The property offers 'ready to move into' accommodation and benefits from GCH, DG, garden and driveway to the front.

The well presented home would appeal to anybody downsizing/FTB.

Briefly comprising entrance vestibule, 17ft lounge, kitchen, two first floor bedrooms and a house bathroom.

To the outside there is a garden and driveway to the front.



Kitchen

10'8" x 5'8" (3.25m x 1.73m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, plumbing for auto washer, radiator, double glazed window.

Lounge

17'1" x 15'9" (5.21m x 4.80m)

With a living flame gas fire in fireplace surround, radiator, two double glazed windows and understairs storage.

First Floor

Bedroom One

9'9" x 10'1" (2.97m x 3.07m)

With radiator and double glazed window.

Bedroom Two

6'8" x 11'2" (2.03m x 3.40m)

With built in wardrobe, radiator and double glazed window.

Bathroom

Three piece suite comprising corner bath, low suite wc, vanity sink unit, radiator, double glazed window.

Exterior

To the outside there is a driveway providing off-road parking, together with a patio garden with artificial lawn.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 and West End will be see where the property is 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 ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			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		

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