



9 Napier Street, Queensbury, BD13 1AN

£85,000

- NO ONWARD CHAIN
- POTENTIAL BUY TO LET INVESTMENT
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME BUY
- IDEALLY LOCATED
- SEPARATE LIVING ROOM AND KITCHEN
- CLOSE TO LOCAL AMENITIES
- ATTIC ROOM

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ONE BEDROOM END BACK TO BACK TERRACE WITH ADDITIONAL ATTIC ROOM. NO ONWARD CHAIN, SITUATED IN THE HEART OF QUEENSBURY, BD13, IDEAL FOR A BUY TO LET INVESTMENT!



Council Tax Band: A



Property Description

NO ONWARD CHAIN Offered to the market with no onward chain is this ONE BEDROOM WITH ADDITIONAL ATTIC ROOM end terraced property, IDEAL FOR FIRST TIME BUYERS and/or BUY TO LET INVESTORS ALIKE. In need of some modernisation, the property comprises a living room, separate kitchen to the ground floor, a substantial main double bedroom and bathroom to the first floor and an attic room. ideally located IN CLOSE PROXIMITY TO AN ARRAY OF LOCAL AMENITIES and with EXCELLENT TRANSPORT LINKS, this property is ideal for a number of different buyers including YOUNG PROFESSIONALS, FIRST TIME BUYERS and INVESTORS. Viewings by appointment only.

Accommodation

Ground Floor

Kitchen

8'08 x 15'06

A fitted kitchen with a mixture of wall and base units, an electric cooked and hob with extractor over, space and plumbing for washing machine and fridge freezer.

Living Room

19'08 x 13'03

A generous living room with double glazed window to front and gas central heating radiator.

First Floor

Landing

Access to bedroom, bathroom and stairs to the second floor.

Bedroom One

11'02 x 15'

A substantial main double bedroom with gas central heating, a double glazed window and feature fireplace.

Bathroom

Fully tiled with a three piece suit consisting of a bath and shower over, w/c, wash hand basin with a double glazed window, gas central heating radiator and built in storage cupboard.

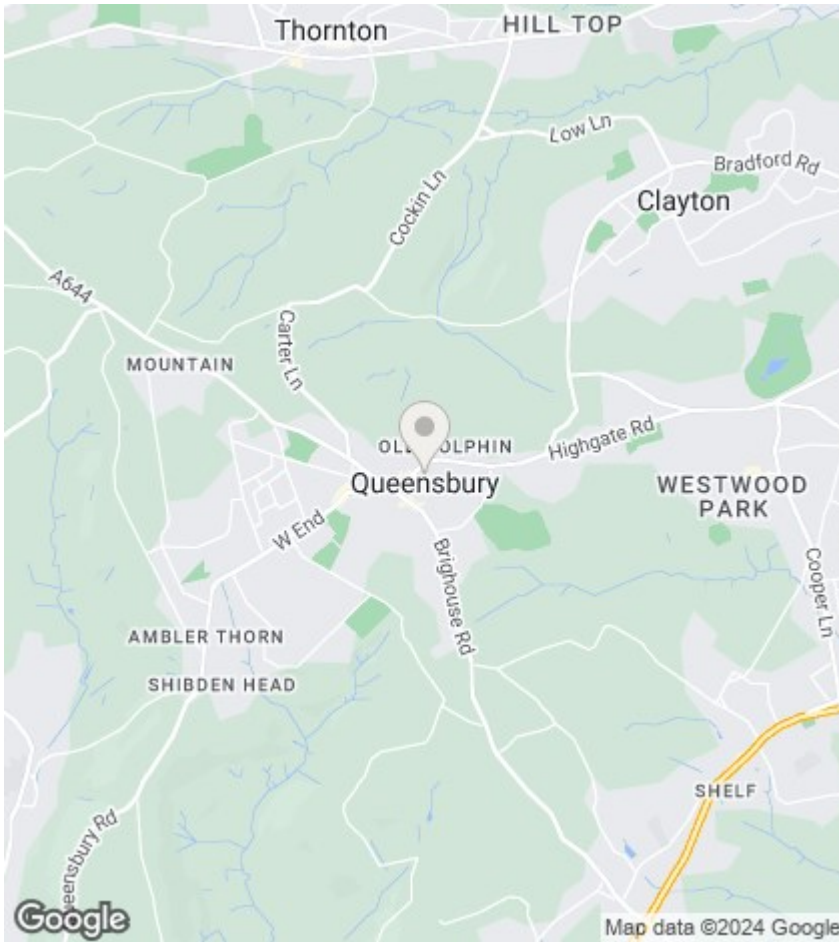
Second Floor

Attic Room

A converted attic room used as an occasional room with a double glazed window and gas central heating radiator.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

