



6 Wellington Street, Queensbury, BD13 1AP

£85,000

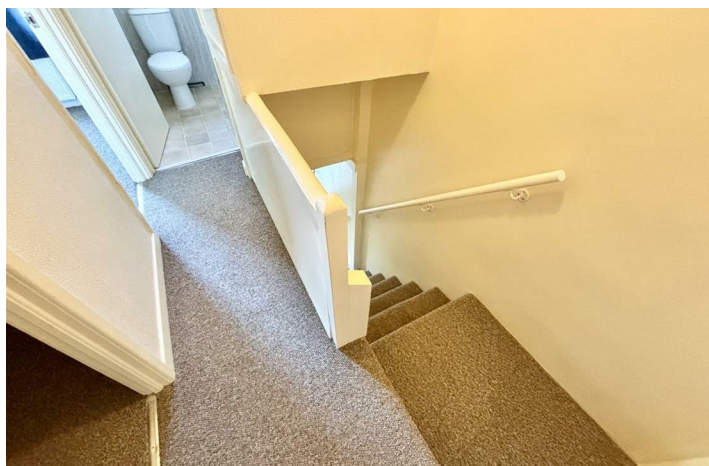
- ONE/TWO BEDROOM MID TERRACE
- CONVENIENT LOCATION
- WELL PRESENTED
- UPVC DOUBLE GLAZING
- OPEN PLAN LOUNGE & KITCHEN
- 'BACK TO BACK'
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- GARDEN TO THE FRONT
- EARLY VIEWING ADVISED

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**** ONE BEDROOM MID TERRACE ** OCCASIONAL BEDROOM / DRESSING ROOM ** WELL PRESENTED ** GAS CH & UPVC DG ** GARDEN TO FRONT **** This tidy property is Queensbury will make an ideal first time buy or landlord investment and is in ready to move in condition. Situated close to the Tesco superstore, bus routes and village amenities. Briefly comprising of an open plan lounge and kitchen, small cellar, double bedroom, occasional bedroom and a modern shower room. Early viewing is advised.



Council Tax Band: A



Entrance Hall

A new UPVC front door leads into the hallway with a door to the lounge and plumbing for a washing machine at the bottom of the stairs. Window to the front elevation.

Lounge

14'7 x 12'11

Modern fireplace with an electric coal effect fire, central heating radiator and a window to the front elevation. Door to the cellar and open plan to:

Kitchen Area

Fitted with modern base and wall units, laminated working surfaces and splash-back wall tiling. Integrated electric oven, gas hob with extractor above and a stainless steel sink & drainer.

Cellar

Cellar head storage area and steps down to a small keeping cellar.

First Floor

Landing area with an airing cupboard and doors off to all rooms.

Bedroom One

10'4 x 7'7

Window to the front elevation and a central heating radiator.

Occasional Bedroom / Dressing Room

10'4 x 6'4

Fitted with a double wardrobe and storage cupboards above, original feature fireplace and a central heating radiator.

Shower Room

A modern shower room comprising of a shower cubicle with an electric shower and folding door, pedestal washbasin and a WC. Part tiled walls, window to the front elevation and a central heating radiator.

External

Enclosed yard to the front with a paved patio, stone boundary walls, fencing and a garden gate.







Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	