



**Albert Road, Queensbury,**  
**£525 Per Calendar Month**

\*\*\*\*\* IMMACULATE GROUND FLOOR ONE BEDROOM APARTMENT \*\*\*\*\*

This IMMACULATE one bedroom ground floor apartment is situated close to QUEENSBURY VILLAGE ,with easy access to all amenities and GREAT TRANSPORT LINKS TO HALIFAX ,BRADFORD & LEEDS.

The apartment briefly comprises ; Entrance ,open plan living, double bedroom and bathroom with basin, wc, bath and walk in shower .

Further benefits include gas central heating ,double glazing. intercom system and allocated parking for one car .

The apartment has been decorated throughout and has a NEW BOILER .

Council Tax Band A .

\*\*\*\*VIEW IMMEDIATELY \*\*\*\*

**SORRY NO PETS or SMOKERS**

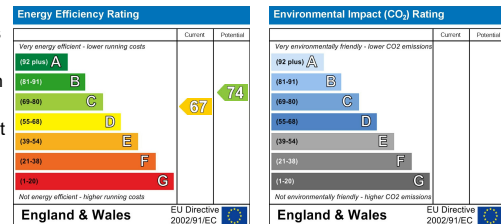


## Deposit

A deposit equivalent to one month's rent will be required to be paid at the start of the tenancy. This is subject to referencing.



**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.



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