

Peter David

Properties Ltd

Residential Sales and Lettings



Chapel Street, Queensbury

£90,000





Looking for offers in excess of £90 000. Peter David Halifax are pleased to bring to the market for sale this deceptively spacious THREE BEDROOM THROUGH MID TERRACE located in the heart of Queensbury Village.

The internal accommodation briefly comprises of an entrance vestibule, dining kitchen, lounge with attractive fireplace and stove, rear vestibule leads to the rear enclosed patio area. Cellars. To the first floor three bedrooms (1 double + 2 single) and a recently installed bathroom. On street parking. The property is fully double glazed and has gas central heating throughout and comes with safety certificates for both.

Sold with no upward chain and vacant possession.

Queensbury is a village located between Halifax and Bradford served by a good bus service and local shops and supermarkets are within easy walking distance.

- *** GUIDE PRICE £90 000 - £100 000 ***
- THREE BEDROOMS
- DECEPTIVELY SPACIOUS MID TERRACE COTTAGE
- GAS CENTRAL HEATING + DOUBLE GLAZING
- SOLD WITH NO UPWARD CHAIN AND VACANT POSSESSION
- CLOSE TO LOCAL VILLAGE SHOPS AND BUS ROUTES
- ENCLOSED REAR PATIO GARDEN
- GAS AND ELECTRICAL SAFETY CERTIFICATES IN PLACE
- COUNCIL TAX BAND A
- EPC BAND E

Accommodation

Entrance vestibule

Dining kitchen

9'3" x 17'1" (2.82 x 5.22)

Lounge

14'9" x 14'5" (4.5 x 4.4)

Rear vestibule

Cellars

5'2" x 17'0" (1.6 x 5.2)

First floor

Landing

Bedroom

9'3" x 17'6" (2.82 x 5.35)

Bedroom

8'3" x 8'0" (2.52 x 2.45)

Bedroom

6'9" x 6'4" (2.07 x 1.95)

Bathroom

6'11" x 4'5" (2.12 x 1.37)

External

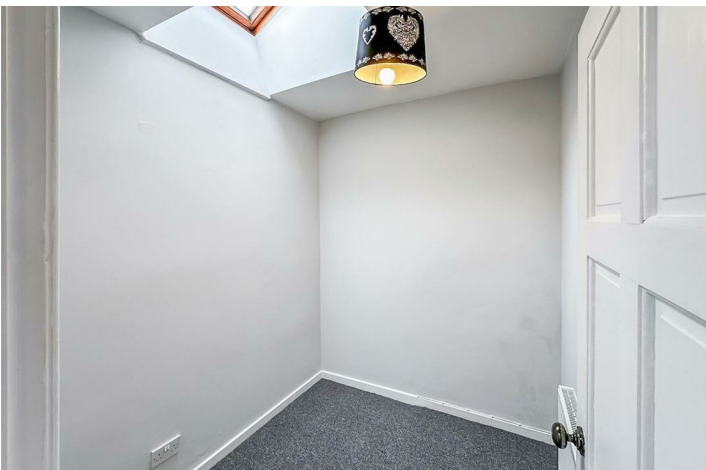
Enclosed patio garden to the rear

Directions

Use the postcode BD13 2PY for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.
6. The seller of this property is an employee of Peter David Properties Ltd.



Road Map



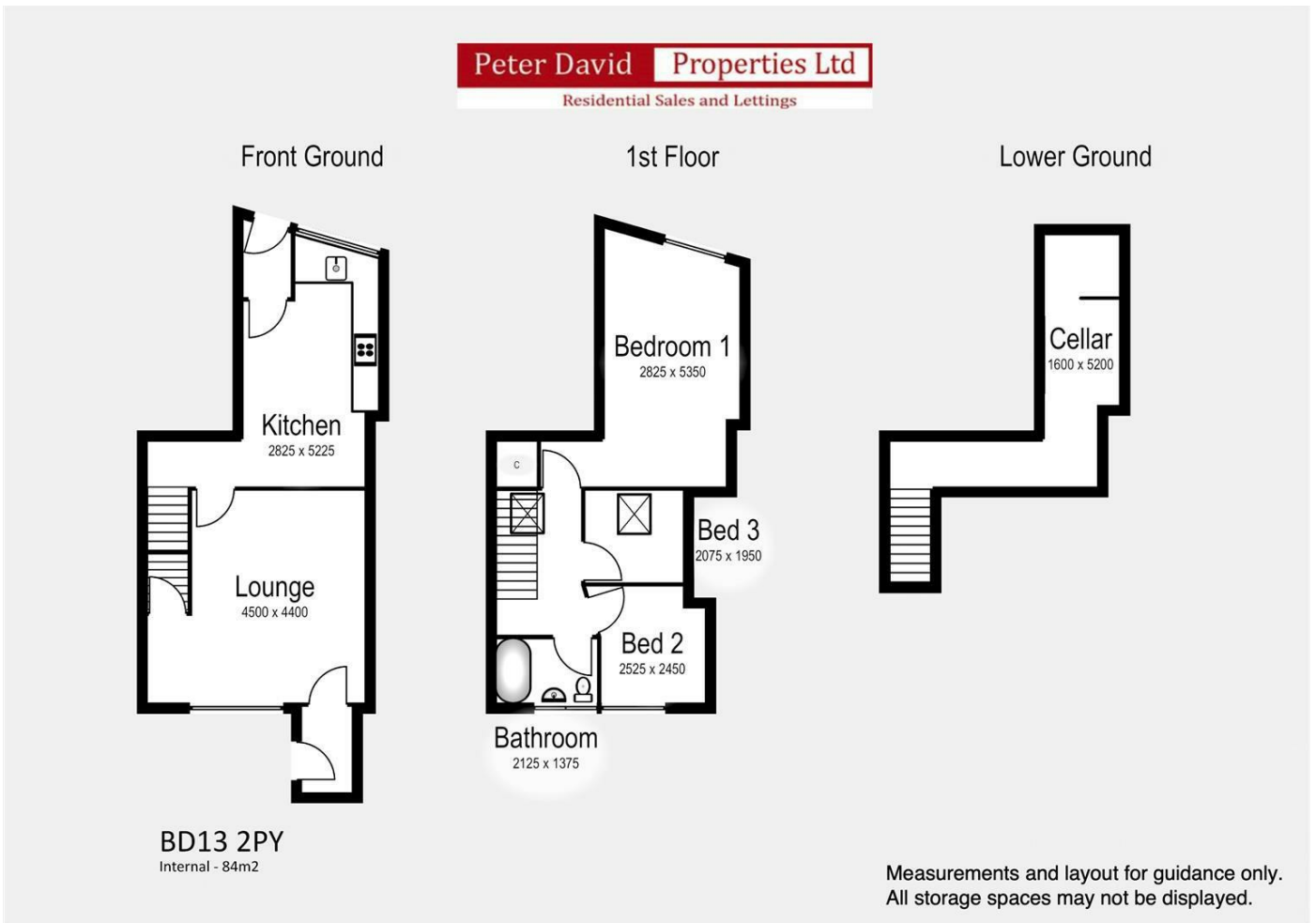
Hybrid Map



Terrain Map



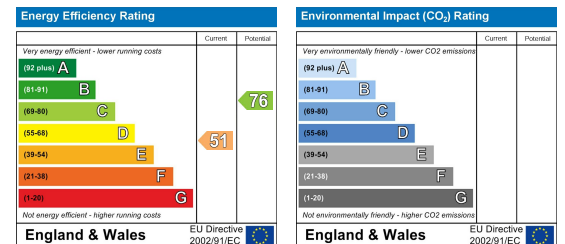
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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