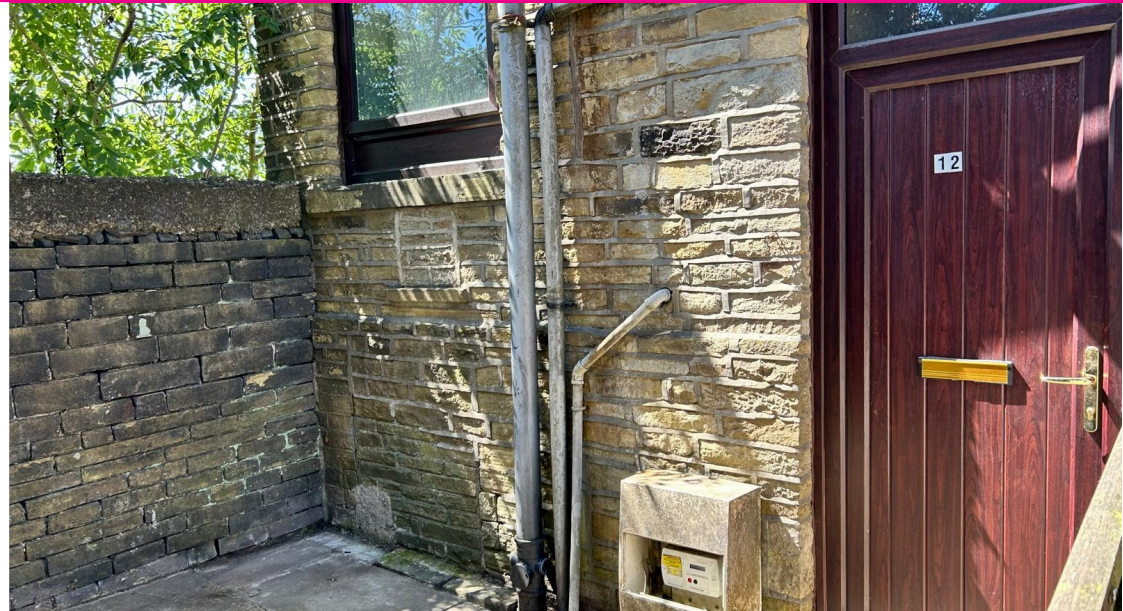




 **3**
Bedrooms

 **1**
Bathroom



Great Buy to Let Investment opportunity. End Terrace Four Beds,
garden to front and rear

- **Agents Notes**

Through terrace, set over three floors. Good sized property, sold with vacant possession.

DESCRIPTION

Property briefly comprises of lounge, kitchen, four bedrooms, bathroom and yard to the rear. Benefiting from views over the historic Black Dyke mills and beyond.

LOUNGE: 11' 8" x 19' 6" (3.56m x 5.94m)

With window to the rear and radiator.

KITCHEN; 13' 1" x 11' 9" (3.99m x 3.58m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven, gas hob, plumbing for washing machine, UPVC window to the front, radiator, houses the boiler and has steps down to the back door.

Landing

BEDROOM ONE: 8' 7" x 5' 8" (2.62m x 1.73m)

With window to the side and radiator.

BEDROOM TWO: 11' 10" x 7' 4" (3.61m x 2.24m)

With two windows to the front and radiator.

BEDROOM THREE: 16' 6" x 5' 9" (5.03m x 1.75m)

With window to the front and side providing views over the valley and radiator.

BEDROOM FOUR: 8' 10" x 17' 9" (2.69m x 5.41m)

On third storey with velux window and some restricted head space.

BATHROOM:

Comprises of bath with shower over, wash hand basin, w/c, window to the front and radiator.

OUTSIDE:

Open yard with washing line to the rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Queensbury, BD13



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