



Wellington Street, Queensbury,

£149,950

**** THROUGH-BY-LIGHT TERRACE ** TWO BEDROOMS ** IDEAL FTB/YOUNG COUPLE ****

**** WELL PRESENTED THROUGHOUT ****

Superbly presented two bedroom terrace property situated within walking distance of Queensbury Village which boasts amenities, shops and both first and secondary schools.

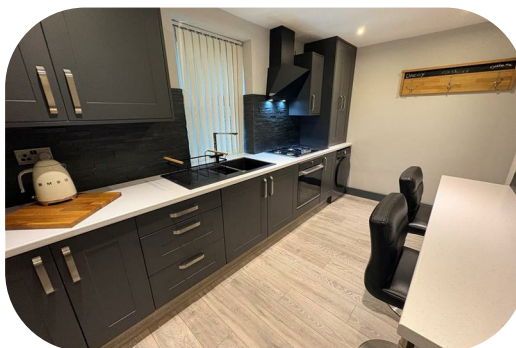
Having been modernised and updated by the owner to a high standard throughout to offer 'ready to move into' accommodation.

Benefits from a modern fitted kitchen, house bathroom and media wall unit.

The property would make an ideal purchase for a FTB/young couple.

Briefly comprising entrance porch, lounge, breakfast kitchen, two first floor bedrooms and a house bathroom.

To the outside there is an enclosed block paved garden.



Entrance Porch

Lounge

14'1" x 14'2" (4.29m x 4.32m)
Having a media/audio wall with drawers, radiator.

Breakfast Kitchen

13'3" x 7'4" (4.04m x 2.24m)
Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, plumbing for auto washer, built in breakfast bar, radiator.

First Floor Landing

Bedroom One

11'7" x 9'5" (3.53m x 2.87m)
With built in wardrobes, drawers and dresser, radiator.

Bedroom Two

13'3" x 7'4" (4.04m x 2.24m)
With built in cabin beds and radiator.

Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

Exterior

To the outside there is an enclosed landscaped garden to the front.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Brunswick St, right at the 1st cross street onto Wellington St and the property will be seen displayed via our For Sale board.

TENURE

Freehold

Council Tax Band

A / Bradford



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
		90			
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

