



Back Lane, Queensbury,

£125,000

This well presented two bedroom through by light terraced cottage would make an ideal purchase for a FTB/Investor/Young Couple.

Ideally located on Back Lane which is within easy reach of amenities, pleasant walks and local schools.

Having a modern kitchen, bathroom, GCH & DG.

Briefly comprises of a lounge, kitchen, cellar, two first floor bedrooms and a house bathroom and a newly fitted boiler and newly fitted carpets.

To the outside there is a patio garden.



Lounge

14'4 x 14'5 max (4.37m x 4.39m max)

Electric fire with traditional feature fireplace surround. Central heating radiator, ceiling beams and double glazed window.

Kitchen

8'6 x 6'2 (2.59m x 1.88m)

Newly fitted modern wall and base units with Oak work surface over and Stainless Steel sink unit. Tiled splash backs and double glazed window.

Cellar

Useful storage space.

First Floor

Useful storage cupboard with plumbing for a washing machine.

Bedroom One

14'9 x 7'7 (4.50m x 2.31m)

Central heating radiator and double glazed window.

Bedroom Two

10 max x 7'8 (3.05m max x 2.34m)

Central heating radiator and double glazed window.

Bathroom

Modern three piece suite comprising of; low flush WC, hand wash basin and panel bath with shower over. Central heating radiator and double glazed window.

External

Patio garden.

Council Tax

Band A.

Tenure

Freehold.



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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