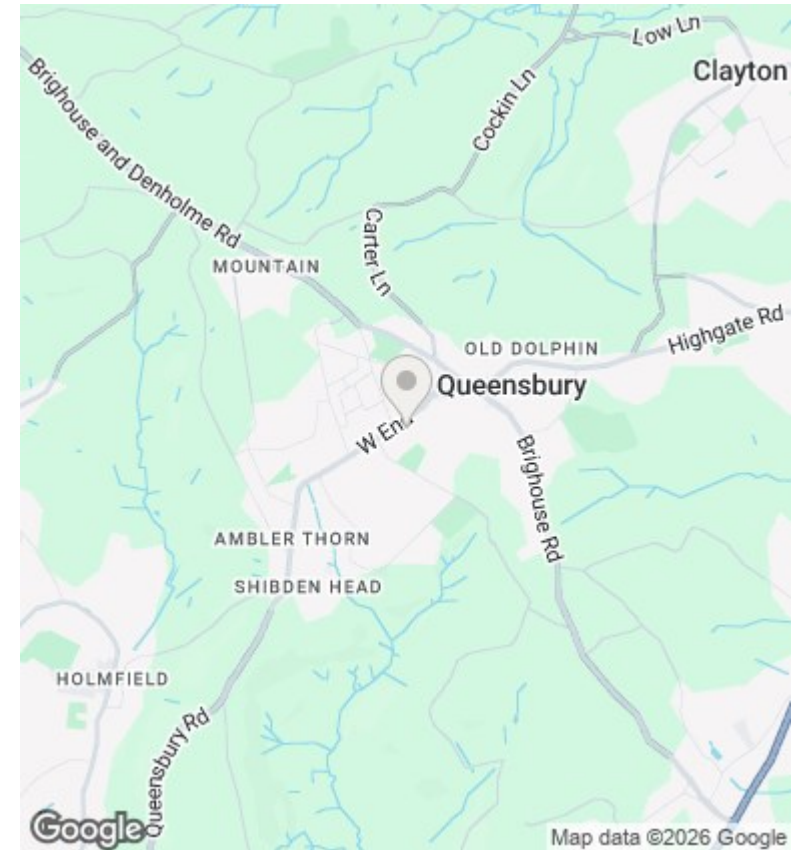
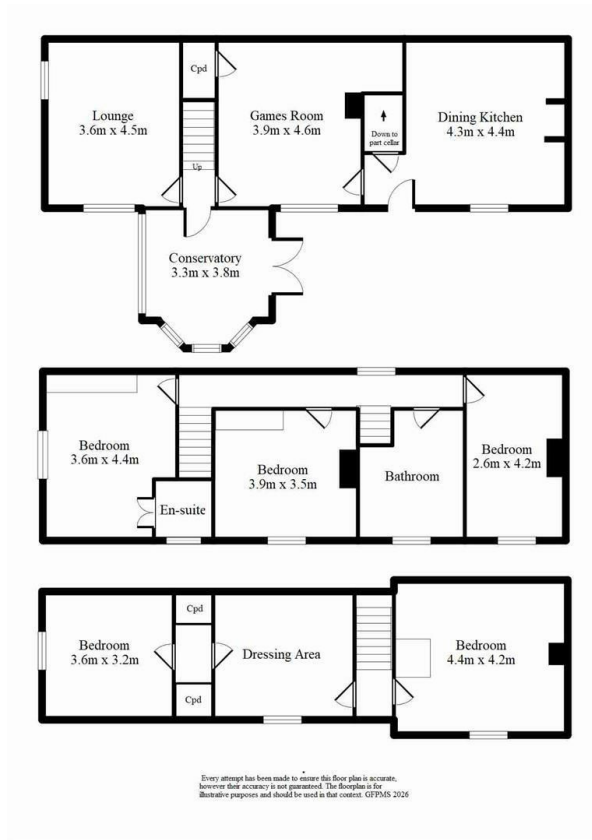




## The Old School House Russell Hall Lane, Queensbury,

£395,000

- FIVE BEDROOM CHARACTER PROPERTY
- SET OVER THREE FLOORS
- PACKED WITH CHARACTER
- EARLY VIEWING IS ADVISED
- GAS CENTRAL HEATING
- MASTER WITH ENSUITE
- LARGE ENCLOSED GARDEN
- OPEN FIRE & A SOLID FUEL STOVE
- DRIVEWAY & DOUBLE GARAGE
- CONSERVATORY



## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	