Sugdens
Sales & Lettings

Albion Street, Queensbury,

£99,950

* TERRACE * TWO BEDROOMS * MODERNISED * IDEAL FTB/YOUNG COUPLE *
* CLOSE TO AMENITIES * FRONT GARDEN *

Superbly presented two bedroom terrace property which would make a fantastic purchase for a FTB/young couple and offers 'ready to move into' accommodation.
Having been modernised recently, the property benefits from triple glazing, gas central heating and a small yard to the front.
The well presented home is within easy reach of Queensbury's amenities, shops and a choice of first and secondary schools.
Briefly comprising entrance vestibule, lounge, kitchen, cellar, two first floor bedrooms and a house bathroom.
To the outside there is a low maintenance garden to the front of the property.

Entrance Vestibule
With radiator.

Lounge
15'7" x 13'5" (4.75m x 4.09m)
With radiator and triple glazed window.

Kitchen
9'8" x 4'2" (2.95m x 1.27m)
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer.

Cellar
Useful storage.

First Floor

Bedroom One
9'9" x 9'9" (2.97m x 2.97m)
With radiator and triple glazed window.

Bedroom Two
6'3" x 9'6" max (1.91m x 2.90m max)
With radiator and triple glazed window.

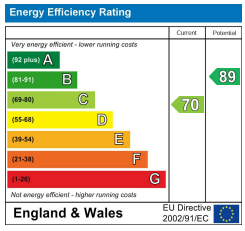
Bathroom
White three piece suite comprising corner bath, low suite wc, pedestal wash basin, radiator and extractor fan.

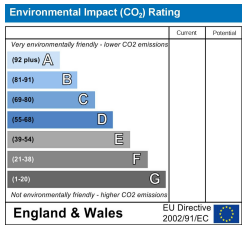
Exterior
To the outside there is a small yard to the front.

Directions
From our office on Queensbury High Street head towards Russell St, continue to follow A647 for 0.3 miles, turn right onto Alma St, right onto Albion 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.

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