

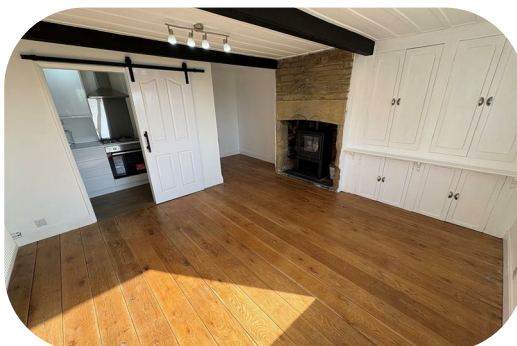


Littlemoor, Queensbury,
Offers Over £169,950

* THROUGH-BY-LIGHT TERRACE * TWO BEDROOMS * SOUGHT AFTER LOCATION * MODERNISED *
* READY TO MOVE INTO * GARDEN * VIEWS * IDEAL STARTER HOME *

Situated in the much sought after location of 'Littlemoor' is this two bedroom through-by-light terrace. Having been modernised throughout by the present owners to offer 'ready to move into' accommodation. The property would appeal to a FTB/young couple/anybody downsizing and benefits from a modern fitted kitchen, shower room and far reaching views.

Briefly comprising entrance vestibule, lounge/diner, kitchen, cellar, two first floor bedrooms and a shower room. To the outside there is a lawned and patio garden with open aspect views.



Entrance Vestibule

With tiled floor.

Lounge/Diner

18' x 14'6" (5.49m x 4.42m)

Having a wood burning stove in stone fireplace surround, original built in wall cupboards, wood flooring, ceiling beams, radiator, double glazed window enjoying far-reaching views.

Kitchen

11'8" x 5' (3.56m x 1.52m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer, feature radiator and double glazed window.

Cellar

Useful storage.

First Floor

Bedroom One

15'1" x 10'6" (4.60m x 3.20m)

Modern built in wardrobe, radiator, double glazed window enjoying far-reaching views, ceiling beams.

Bedroom Two

9'4" x 7'1" (2.84m x 2.16m)

With radiator and double glazed window enjoying far-reaching views.

Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, towel radiator, double glazed window and part tiled walls.

Exterior

To the outside there is a fantastic garden with open aspect and impressive views, incorporating lawn, patio and borders.

Directions

From our office on Queensbury High Street head towards Gothic St, turn right onto Littlemoor, turn right to stay on Littlemoor and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / 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
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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