



Charles Street, Queensbury,

£185,000

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Occupying a quite BACKWATER LOCATION in the Heart of Queensbury Village is this stone built THROUGH TERRACE. This stunning property benefits gas central heating, Upvc double glazing and briefly comprises:

Entrance, lounge, modern cream fitted dining kitchen and CONSERVATORY. THREE first floor BEDROOMS and a modern white house bathroom, outside there is a delightful ENCLOSED LAWNED GARDEN, viewing recommended.



Entrance

Lounge

14'10" x 15'3" (4.52m" x 4.65m")

Multi- fuel burner set in Stone chimney breast, two gas central heating radiator.

Dining Kitchen

16'5" x 8'6" (5.00m" x 2.59m")

With range of Modern Cream wall and base units, stainless steel sink unit, stainless steel oven, hob and hood, integrated dishwasher, part tiled, gas central heating radiator, upvc french doors leading to conservatory.

Conservatory

12'0" x 11'1" (3.66m" x 3.38m")

With gas central heating radiator and access to rear garden.

Cellar

Ideal for storage.

First Floor Landing

Bedroom One

11'5" x 10'11" (3.48m" x 3.33m")

With gas central heating radiator.

Bedroom Two

10'0" x 8'6" (3.05m" x 2.59m")

With gas central heating radiator.

Bathroom

Modern three piece suite comprising: modern white suite, panel bath, shower and screen, wc. pedestal basin, part tiled, heated towel rail.

Bedroom Three

11'11" max x 6'2" (3.63m" max x 1.88m")

With laminate wood floor, gas central heating radiator.

Loft

With pull down ladder, part boarded.

Exterior

With good sized lawn garden to the rear.

Directions

From Queensbury office head west on High St/A647 towards Gothic Street Continue to follow A647 Turn right onto Commercial Street Turn left onto Lee St Lee Street turns right and becomes Charles Street where the board is distinguishable by our for sale sign.



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		
(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	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk