Sugdens
Sales & Lettings



Highgate Road, Queensbury,

£140,000

* TERRACE * TWO DOUBLE BEDROOMS * CLOSE TO AMENITIES *
* IDEAL STARTER HOME * GARDENS * VIEWING A MUST!! *
This two double bedroom terrace property is conveniently located on the outskirts of Queensbury Village.
The property would make an ideal purchase for a FTB/Young Couple.
Benefits from gas central heating, double glazing and a garden to the rear.
The accommodation briefly comprises of a entrance porch, lounge, dining kitchen, two first floor bedrooms and a house bathroom.
To the outside there are gardens to front and rear.







Entrance Porch

Lounge
15' x 13'9" (4.57m x 4.19m)
With living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Kitchen
11'9" x 10'8" (3.58m x 3.25m)
With fitted wall and base units incorporating stainless steel sink unit, cooker point, plumbing for auto washer, radiator, under stairs storage and double glazed window.

First Floor
Useful large walk in storage cupboard

Bedroom One
12'7" x 11' (3.84m x 3.35m)
With built in sliding door wardrobes, radiator and double glazed window.

Bedroom Two
8'6" x 11'1" (2.59m x 3.38m)
With radiator and double glazed window.

Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior
To the outside there is a well stocked garden to the rear with patio area.

Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford onto Highgate Road for 0.8 miles and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / Bradford



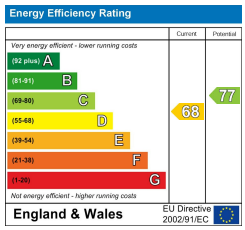


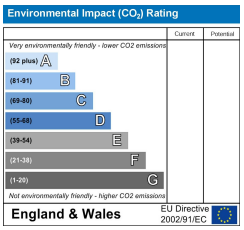






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.





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