Sugdens
Sales & Lettings



Calder Banks, Queensbury,

Offers In The Region Of £80,000

* TERRACE * TWO BEDROOMS * MODERNISATION REQUIRED *
* CLOSE TO AMENITIES * GARDEN FRONTAGE *
This two bedroom terrace property would make an ideal property for a builder/speculator.
Requires full works of updating/modernisation throughout.
The property is located on the outskirts of Queensbury village which boasts amenities, shops and bus routes to both Halifax & Bradford.
Briefly comprises entrance vestibule, open plan lounge/kitchen, two first floor bedrooms and a house bathroom.
To the outside there is a small garden frontage.







Entrance Vestibule



Open Plan Lounge / Kitchen
17'7" x 13'10" (5.36m x 4.22m)
Lounge area has electric fire, double glazed window and radiator. Kitchen area is fitted with wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

First Floor

Bedroom One
17'8" x 8'10" (5.38m x 2.69m)
With radiator, two double glazed windows - enjoying far-reaching views.



Bedroom Two
17'8" x 10' (5.38m x 3.05m)
With radiator and double glazed window.

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

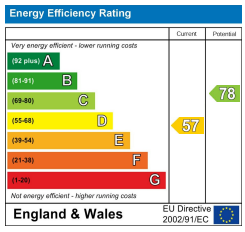
Exterior
To the outside there is a small garden frontage.

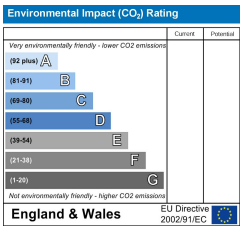
Directions
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 for 0.6 miles and Calder Banks will be seen where the property is displayed via our For Sale board.

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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