Sugdens
Sales & Lettings



Briggs Street, Queensbury,

£104,950

* END TERRACE * TWO BEDROOMS * WELL PRESENTED * IDEAL STARTER HOME *
* CLOSE TO AMENITIES & BUS ROUTES TO BRADFORD & HALIFAX *

Situated in the heart of Queensbury Village, is this well presented two bedroom end terrace property. Conveniently located with access to amenities, shops, local schools and bus routes to both Halifax & Bradford. The property would make an ideal home for a FTB/investor and benefits from gas central heating, double glazing and hanging space to the side.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, cellar, two first floor bedrooms and bathroom.







Entrance Vestibule

Lounge
14'3" x 11'7" (4.34m x 3.53m)
With radiator and double glazed window.



Kitchen
12'5" x 4'7" (3.78m x 1.40m)
With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, plumbing for auto washer, double glazed window.



Cellar
Useful storage.

First Floor
With radiator.

Bedroom One
10'7" x 10'4" (3.23m x 3.15m)
With radiator and double glazed window.



Bedroom Two
6'4" x 8'1" (1.93m x 2.46m)
With radiator and double glazed window.

Bathroom
Three piece suite comprising panelled bath with thermostatic shower over, low suite wc, pedestal wash basin, radiator, double glazed window.



Exterior
Clothes hanging space to the side.

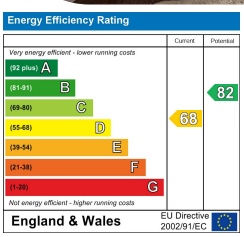
Directions
From our office on Queensbury High Street head towards Russell St, turn right onto Granby St, left onto York St, turn right and the property will be seen displayed via our For Sale board.

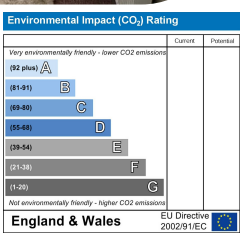


TENURE
FREEHOLD

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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