



Derby Street, Queensbury,

£74,950

- * TERRACE * ONE BEDROOM * IDEAL STARTER HOME * CLOSE TO AMENITIES *
- * SMALL YARD * POPULAR LOCATION * SOME MODERNISATION REQUIRED *

This one bedroom property would make an ideal home for a FTB/young couple.

Situated within walking distance of Queensbury Village which boasts amenities, shops and excellent bus routes.

Benefits from gas central heating, double glazing and yard to the front.

Briefly comprising entrance vestibule, lounge, kitchen, cellar, first floor bedroom and a house bathroom.

To the outside there is a small yard to the front.



Entrance Vestibule

With radiator.

Lounge

14'8" x 10' (4.47m x 3.05m)

Kitchen

18'1" x 4'7" (5.51m x 1.40m)

With fitted wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer, double glazed window.

Cellar

First Floor

With radiator and double glazed window.

Bedroom One

9'4" x 15'11" (2.84m x 4.85m)

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 yard to the front.

Directions

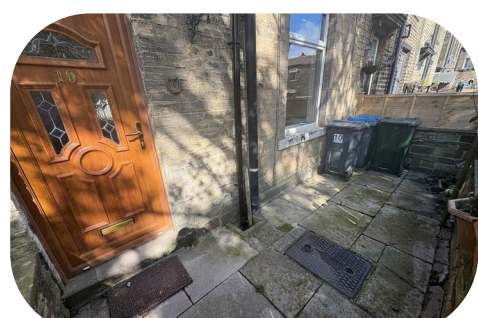
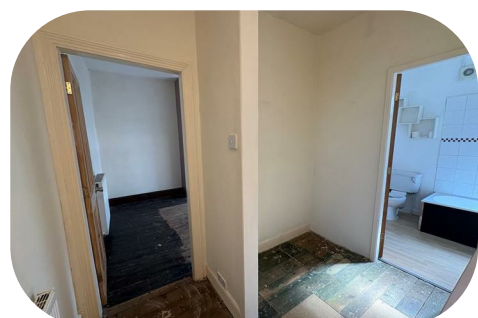
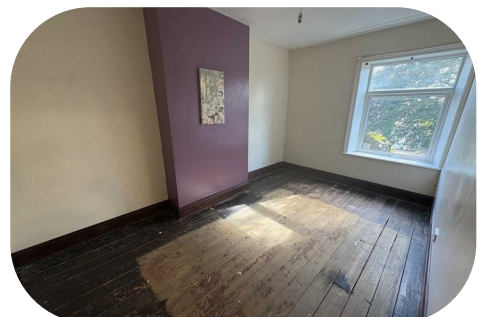
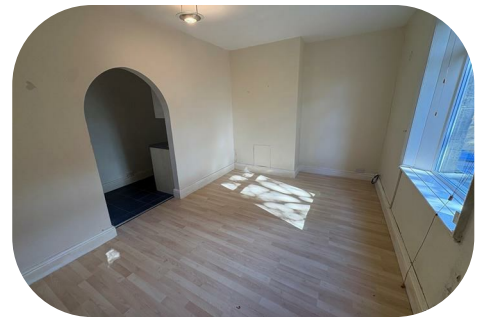
From our office on Queensbury High Street head toward Russell St, continue to follow A647 for 0.3 miles, turn right onto Commercial St, Commercial St turns left and becomes Derby St.

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.

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	

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