



**Balmoral Place, Queensbury,**

**£119,950**

\*\*\*\* WELL PRESENTED 2 BEDROOM THROUGH TERRACE PROPERTY IN QUEENSBURY \*\*\*\*

This well presented 2 bedroom property is situated close to QUEENSBURY VILLAGE, with easy access to all amenities and GREAT TRANSPORT LINKS TO HALIFAX, BRADFORD & LEEDS.

The accommodation benefits gas central heating, double glazing and briefly comprises entrance hall, lounge, kitchen, two first floor bedrooms master with built in wardrobes and shower room.

Externally there is a garden to the rear and small yard to the front of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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