



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.





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.

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		
<div> <div></div> <div>83</div> </div> <div> <div></div> <div>53</div> </div>					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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