Sugdens
Sales & Lettings

Commercial Street, Queensbury,

£92,500

* THROUGH-BY-LIGHT TERRACE * ONE BEDROOM * MODERN KITCHEN & SHOWER ROOM *
* CLOSE TO AMENITIES * GARAGE *

This one bedroom + dressing room through-by-light terrace property would make an ideal purchase for a FTB/investor!
Benefits from a modern fitted kitchen, shower room, gas central heating, double glazing & garage.
The property is within easy reach of Queensbury and its local amenities, shops, supermarket and schools.
Briefly comprising entrance vestibule, open plan lounge/kitchen and cellar. There is a first floor bedroom, dressing room and shower room.
To the outside there is a garage to the side.

Entrance Vestibule

Lounge
14'1" x 14'5" (4.29m x 4.39m)
With radiator and double glazed window.

Kitchen
6'1" x 6' (1.85m x 1.83m)
Modern fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor hood, plumbing for auto washer, double glazed window.

Cellar

First Floor
With radiator and double glazed window.

Bedroom One
8'8" x 10'5" (2.64m x 3.18m)
With built in wardrobe, drawers, double glazed window, radiator.

Dressing Area
With radiator and double glazed window.

Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, double glazed window and storage cupbard.

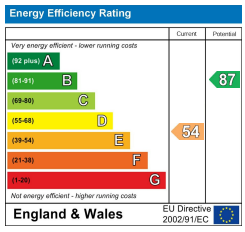
Exterior
To the outside there is a single garage.

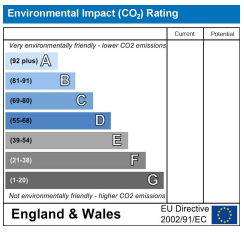
Directions
From our office on Queensbury High Street head towards Russell St, after 0.3 miles turn right onto Commercial St and the property will be seen displayed via our For Sale board.

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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