



## Alma Street, Queensbury,

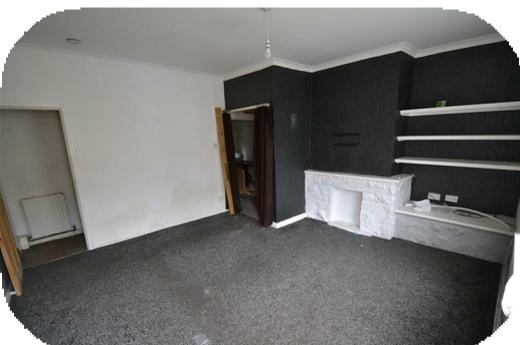
**£69,950**

**\*\* PUBLIC NOTICE \*\*** Sugdens Estates are now in receipt of an offer for the sum of £66,000 for 15 Alma Street, BD13 2HB. Anyone wishing to place an offer on this property should contact Sugdens Estates, 44 High Street, BD13 2PA before exchange of contracts.

**\* END TERRACE \* TWO BEDROOMS \* POPULAR LOCATION \* CLOSE TO AMENITIES \*  
\* IDEAL STARTER HOME \* FRONT YARD \***

Attention FTBs/Investors!! Situated in the heart of Queensbury Village which offers local amenities, shops, schools and excellent bus routes is this two bedroom stone terrace property.

The accommodation briefly comprises lounge, kitchen, cellar, two first floor bedrooms and a house bathroom. To the outside there is a small yard to the front.



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**Lounge**

15'6" x 13'9" (4.72m x 4.19m)  
With double glazed window.

**Kitchen**

9'8" x 4'1" (2.95m x 1.24m)  
With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, double glazed window, cooker point.

**Cellar**

Useful storage.

**First Floor**

**Bedroom One**

8'8" x 7'11" (2.64m x 2.41m)  
With double glazed window.

**Bedroom Two**

10'7" x 6'8" (3.23m x 2.03m)  
With double glazed window.

**Bathroom**

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, double glazed window.

**Exterior**

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

**Directions**

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 0.3 miles, turn right onto Alma St and the property will shortly be seen displayed via our For Sale board.

**TENURE**

FREEHOLD

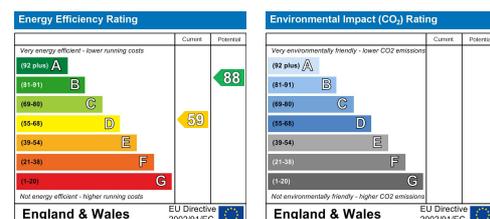
**Council Tax Band**

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**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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