



New House Lane, Queensbury,

£149,995

*** STONE BUILT END TERRACE * TWO BEDROOMS * IDEAL STARTER HOME *
* GARDEN * DRIVEWAY ***

Ideally located just off 'Highgate Road', is this two bedroom stone built end terrace property.

The property would make an ideal purchase for a FTB/Young Couple.

Benefits from gas central heating, double glazing, garden and driveway.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, two first floor bedrooms and a house bathroom.

To the outside there is a well stocked garden with a driveway providing off street parking.



Entrance Vestibule

Lounge

16' x 14'6" (4.88m x 4.42m)

Fireplace surround, wood floor, radiator and a double glazed window.

Kitchen

7'9" x 6'1" (2.36m x 1.85m)

Fitted wall and base units, stainless sink unit, tiled splash back, oven, hob, extractor hood, plumbing for automatic washing machine, radiator and a double glazed window.

First Floor Landing

Useful Storage cupboard

Bedroom One

10'3" x 9'7" (3.12m x 2.92m)

Built in wardrobes, radiator and a double glazed window.

Bedroom Two

10'5" x 5'9" (3.18m x 1.75m)

Radiator and a double glazed window.

Bathroom

Three piece suite comprising of a panelled bath, low flush w/c, pedestal wash basin, radiator and a double glazed window.

Exterior

To the outside there is a well stocked garden, together with a driveway providing off street parking.

Directions

From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 0.9 miles, turn right onto New House Ln.

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		
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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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