



**Ambler Thorn, Queensbury,
Offers In The Region Of £155,950**

* END OF TERRACE COTTAGE * TWO BEDROOM + OCCASIONAL ROOM *
* IDEAL STARTER HOME * CLOSE TO AMENITIES * MODERNISED *

This superbly presented two bedroom + occasional room end cottage property would make an ideal purchase for a FTB/Young Couple.

Situated on the outskirts of Queensbury Village which boasts amenities, shops and a choice of first and secondary schools. Having been modernised to a high standard throughout to include a new kitchen, house bathroom and exposed ceiling beams. The accommodation briefly comprises dining kitchen, lounge, two first floor bedrooms, occasional room and a house bathroom.



Dining Kitchen

16'11" x 13'10" (5.16m x 4.22m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer, oven, hob, extractor hood, radiator, integrated dishwasher, fridge/freezer, double glazed windows.



Lounge

17'1" x 13'4" (5.21m x 4.06m)

With radiator, double glazed window and exposed ceiling beam.

First Floor

Bedroom One

14' x 10' (4.27m x 3.05m)

With radiator, double glazed window, vaulted ceiling with exposed ceiling beams.



Bedroom Two

11'4" x 11' (3.45m x 3.35m)

With radiator, double glazed window and useful storage cupboard.



Occasional Room

10'3" x 6'10" (3.12m x 2.08m)

With radiator, vaulted ceiling with exposed ceiling beams.



Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, tiled walls and floor, towel radiator, double glazed window.



Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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		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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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