



Quaker Lane, Little Horton,

£95,000

* STONE COTTAGE * GRADE II LISTED * TWO BEDROOMS * GOOD SIZED GARDEN *
* GARAGE & PARKING * MODERN BATHROOM *

A fantastic opportunity for either first time buyer or investor to purchase this stone built grade 2 listed cottage. Benefits from gas central heating, double glazing and alarm system.

The accommodation briefly comprises entrance, lounge, kitchen, bathroom, two first floor bedrooms. To the outside there are good sized gardens and a garage.



Entrance

Lounge

13'3" x 12'1" (4.04m x 3.68m)

With a coal effect gas fire set in chimney breast, radiator.

Kitchen

15'1" x 5'1" (4.60m x 1.55m)

With wall and base units incorporating stainless steel sink unit, gas cooker, part tiled walls and radiator.

Bathroom

Three piece modern white suite, tiled walls and radiator.

Cellar

First Floor

Bedroom One

12' x 10'4" (3.66m x 3.15m)

With built in wardrobes and radiator.

Bedroom Two

8'4" x 6'7" (2.54m x 2.01m)

Exterior

To the outside there are good sized enclosed gardens, driveway and garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 2.7 miles, turn right onto Southfield Ln, turn right onto Hudson Ave/A6177, continue to follow A6177, turn left onto Quaker Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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