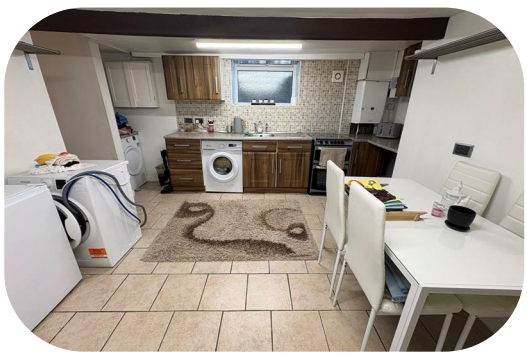
Sugdens
Sales & Lettings

Crossley Street, Queensbury,

£100,000

** TERRACE ** TWO BEDROOMS ** BASEMENT DINING KITCHEN **
** GCH & DG ** GARDEN AREA **
This well presented two bedroom stone terrace property would make an ideal purchase for a FTB/investor.
Ideally situated for Queensbury village which offers local amenities, shops and excellent bus routes to both Bradford & Halifax.
Having a basement dining kitchen and benefits from gas central heating and double glazing.
The accommodation briefly comprises entrance vestibule, lounge, basement dining kitchen, two first floor bedrooms and house bathroom.
To the front there is a small garden area.



Entrance Vestibule
With radiator.

Lounge
14'8" x 13'2" (4.47m x 4.01m)
With living flame gas fire in fireplace surround, radiator and double glazed window.

Basement Kitchen
13'9" x 12'4" (4.19m x 3.76m)
With fitted wall and base units incorporating stainless steel sink unit, tiled floor and splashback, cooker point, plumbing for auto washer, radiator and double glazed window.

First Floor

Bedroom One
10'5" x 9'10" (3.18m x 3.00m)
With radiator and double glazed window.

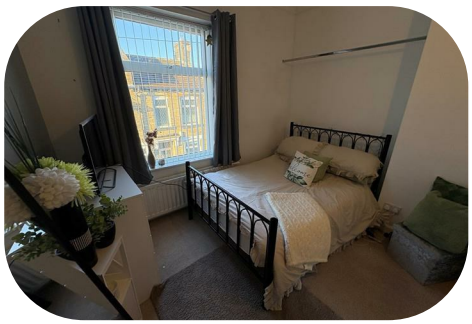
Bedroom Two
8'7" x 5'2" (2.62m x 1.57m)
With radiator and double glazed window.

Bathroom
Three piece suite comprising panelled bath with shower over, low suite wc, wash basin, part tiled walls and floor, radiator.

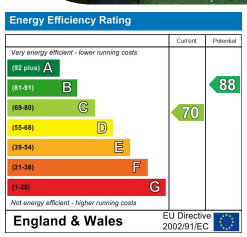
Directions
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 and Crossley Street will be seen where the property is displayed via our For Sale board.

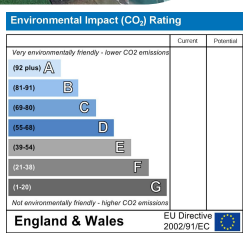
TENURE
FREEHOLD

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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