



## Lyon Street, Queensbury,

**£105,000**

\* END TERRACE \* TWO BEDROOMS \* TWO RECEPTION ROOMS \* NO CHAIN \*  
\* GARDENS \* CLOSE TO AMENITIES \* REQUIRES MODERNISATION \*

This two bedroom end terrace property offers an excellent opportunity for a number of buyers. Situated on the outskirts of Queensbury Village which boasts amenities, shops and schools.

The property requires modernisation throughout.

Benefits from hard wood double glazing, and a garden to front and rear.

Briefly comprising entrance vestibule, lounge, kitchen, dining room and cellar. There are two first floor bedrooms and a shower room.

To the outside there is a garden to the rear.



## Entrance Vestibule

## Lounge

Fireplace surround and double glazed window.

## Kitchen

10'9" x 7' (3.28m x 2.13m)

With fitted wall and base units incorporating stainless steel sink unit, cooker point, door to rear.

## Dining Room

11' x 9'9" (3.35m x 2.97m)

Fireplace surround.

## Cellar

Useful storage.

## First Floor

### Bedroom One

12'3" x 8'1" (3.73m x 2.46m)

With sliding door wardrobe, double glazed window.

### Bedroom Two

8'6" x 7'5" (2.59m x 2.26m)

With double glazed window.

## Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin and double glazed window.

## Exterior

To the outside there is a garden to the rear.

## Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647, turn right onto Lyon St and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B / 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 <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential			
Very energy efficient - lower running costs								
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions					
(81-91) B			(91-91) A					
(69-80) C			(81-91) B					
(55-68) D			(69-80) C					
(39-54) E			(55-68) D					
(13-38) F			(39-54) E					
(1-12) G			(13-38) F					
Not energy efficient - higher running costs								
Not environmentally friendly - higher CO <sub>2</sub> emissions								
England & Wales			England & Wales					
EU Directive 2002/91/EC			EU Directive 2002/91/EC					

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)