



## Alexandra Street, Queensbury, 50% Shared Ownership £72,500

**\*\* END TOWN HOUSE \*\* TWO BEDROOMS \*\* MODERN KITCHEN \*\* 50% SHARED OWNERSHIP \*\* PARKING \*\***  
Sugdens are offering an EXCELLENT OPPORTUNITY for a FTB/YOUNG FAMILY to get on the PROPERTY LADDER with this 50% shared ownership property.

Situated on this POPULAR CUL-DE-SAC location, this TWO BEDROOM END TOWN HOUSE offers good sized living accommodation at an affordable price.

Within walking distance of local amenities, shops and schools close by.

The accommodation briefly comprises entrance, lounge, dining kitchen, conservatory, two first floor bedrooms (wc to master bed) and house bathroom.

To the outside there is an enclosed garden to the rear with allocated parking providing two parking spaces.

LEASEHOLD: The rent for the remaining 50% share is £254.51 per calendar month.



### Entrance Vestibule

With radiator and double glazed window.

### Lounge

14'7" x 12'6" (4.45m x 3.81m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.

### Dining Kitchen

12'6" x 10'1" (3.81m x 3.07m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, complementary work surfaces, tiled splashback, stainless steel hob, oven and extractor hood, integral fridge freezer, plumbing for auto washer, radiator and double glazed window.

### Conservatory

9'7" x 8'10" (2.92m x 2.69m)

With an electric fire, radiator and double glazed window.

### First Floor Landing

With access to loft and a radiator.

### Bedroom One

12'9" x 10'5" (3.89m x 3.18m)

With fitted wardrobes and drawers, radiator and two double glazed windows.

### WC

Two piece suite comprising low suite wc, pedestal wash basin, tiled walls and radiator.

### Bedroom Two

9'12" x 7'5" (2.74m x 2.26m)

With fitted wardrobes and drawers, radiator and double glazed window.

### Bathroom

Three piece suite comprising low suite wc, pedestal wash basin, panelled bath with shower over, tiled walls and floor, radiator and double glazed window.

### Exterior

To the rear there is an enclosed garden with patio, lawned area, borders, shrubs and bushes, together with two allocated parking spaces.

### Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Granby St, left onto Alexandra St and the property will shortly be seen displayed via our For Sale board.

### TENURE

LEASEHOLD / SHARED OWNERSHIP. We have been advised that the rent for the remaining 50% share is £254.51 per calendar month.

### Council Tax Band

B



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
	85		
	68		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

### 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.

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