



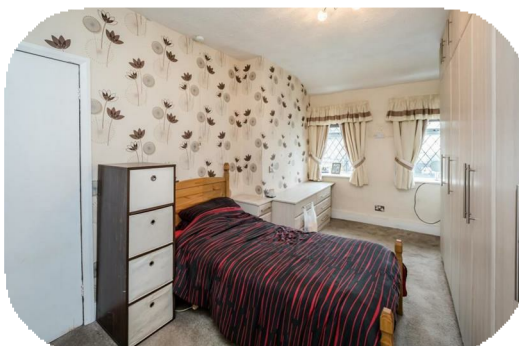
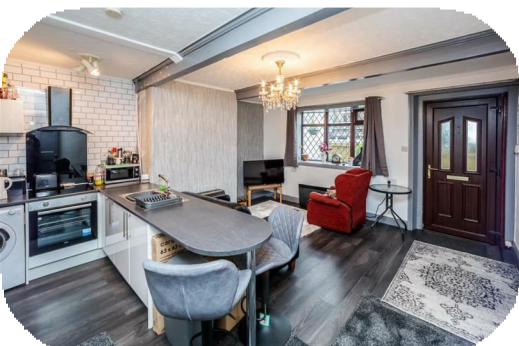
High Street, Queensbury,
Offers In Excess Of £80,000

**** WELL PRESENTED ** POPULAR LOCATION ** IDEAL FOR FTB ****
**** CLOSE TO SHOPS & AMENTIES ****

This well presented one room cottage is situated in the heart of Queensbury Village and ideally located for amenities, shops and bus routes to both Bradford and Halifax.

The property would appeal to a FTB/anybody downsizing.

The accommodation briefly comprising of a open plan lounge/kitchen, cellar, first floor bedroom and a house bathroom.. To the outside there is a enclosed small yard with a shrubs and seating area..



Open Plan Lounge / Kitchen

14'7" x 14'9" (4.45m" x 4.50m")

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, breakfast bar, oven, hob, plumbing for auto washer and electric fire.



Cellar

Useful storage.

First Floor Landing

Loft Access, which is fully boarded.

Bedroom One

15'0" x 9'8" (4.57m" x 2.95m")

Fitted wardrobes.



Shower Room

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and tiled walls.

Exterior

Small enclosed garden with shrubs and seating area.



Directions

From Queensbury office proceed Head west on High St/A647 towards Gothic St Turn left onto High St Place where the property will be distinguishable by our for sale sign.

Council Tax Band

A

Tenure

FREEHOLD.



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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