



## Wellington Street, Queensbury,

**£124,950**

\* TERRACE \* TWO DOUBLE BEDROOMS \* IDEAL STARTER HOME \*  
\* CLOSE TO AMENITIES \* YARD \*

This two double bedroom property would make an ideal purchase for a FTB/young couple/investor. Situated within walking distance of Queensbury village which boasts amenities, shops and both first and secondary schools.

Benefits from a white fitted kitchen, gas central heating, double glazing and a yard to the front. Briefly comprising entrance porch, lounge, breakfast kitchen, cellar, two first floor bedrooms and a house bathroom. To the outside there is a yard to the front.



## Entrance Porch

## Lounge

14' x 15' (4.27m x 4.57m)

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

## Breakfast Kitchen

15' x 7'5" (4.57m x 2.26m)

Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer, breakfast bar, radiator and double glazed window.

## Cellar

Useful storage.

## First Floor

With radiator and loft access.

## Bedroom One

13'9" x 10'2" (4.19m x 3.10m)

With radiator and double glazed window.

## Bedroom Two

13'4" x 10'7" max (4.06m x 3.23m max)

With radiator and double glazed window.

## Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window.

## Exterior

There is a yard to the front.

## Directions

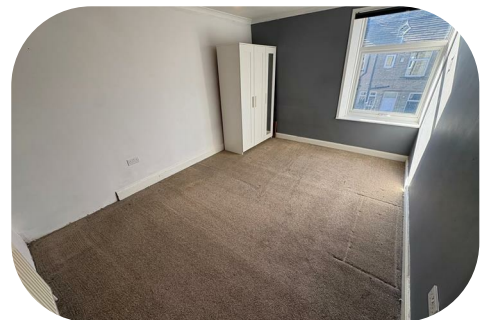
From our office on Queensbury High Street head towards Gothic St, turn right onto Brunswick St, right onto Wellington St and the property will be seen displayed via our For Sale board.

## 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.

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

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