



## Balmoral Place, Queensbury,

**£119,950**

**\*\* TERRACE PROPERTY \*\* TWO BEDROOMS \*\* MODERN KITCHEN & BATHROOM \*\***

**\* WELL PRESENTED \* CLOSE TO AMENITIES \* IDEAL FTB/INVESTOR \***

Ideally located for Queensbury village which offers local amenities, schools and excellent bus routes to both Bradford and Halifax, is this immaculately presented two bedroom stone built terrace.

The accommodation benefits from a modern fitted kitchen & house bathroom, gas central heating, double glazing and briefly comprises entrance, spacious lounge, cellar, kitchen, two first floor bedrooms & shower room.

To the outside there is a low maintenance garden to the rear.





Attention FTB's/Investors!! This immaculately presented two bedroom stone built terrace is ideally located for Queensbury village which offers local amenities, schools and excellent bus routes to both Bradford and Halifax. Benefits from a modern fitted kitchen, house bathroom, gas central heating and double glazing. The accommodation briefly comprises entrance, spacious lounge, cellar, kitchen, two first floor bedrooms & shower room. To the outside there is a low maintenance garden to the rear.

### Entrance Vestibule

With radiator.

### Lounge

16'3" x 13'11" (4.95m x 4.24m)

With a fireplace surround and radiator.

### Cellar

Useful storage.

### Kitchen

8'8" x 7'7" (2.64m x 2.31m)

Modern white high gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, complementary work surfaces, oven, hob, breakfast bar, radiator, plumbing for auto washer.

### First Floor

#### Bedroom One

16'4" x 9' (4.98m x 2.74m)

With fitted wardrobes, radiator.

#### Bedroom Two

8'10" x 7'10" (2.69m x 2.39m)

With radiator.

### Shower Room

Modern three piece shower room comprising shower cubicle, vanity sink unit, low suite wc, tiled walls and towel radiator.

### Exterior

To the outside there is a low maintenance garden to the rear.

### Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 and Balmoral Place will shortly be found on the right hand side where the property is displayed via our for Sale board.



### 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G 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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