



Cavendish Cottage, Catherine Slack, Queensbury

£145,000

**** IMMACULATELY PRESENTED ** TWO BEDROOMS ** VIEWS TO THE REAR ** LOUNGE/DINER ** PARKING **
* READY TO MOVE INTO * MODERN KITCHEN & BATHROOM * GARDEN * PARKING ***

This well presented two bedroom end terrace cottage would make an excellent purchase for a number of purchasers and offers spacious living accommodation.

Situated on the outskirts of Queensbury village and boasting long distance rural views to the rear, schools close by and bus routes to both Halifax and Bradford.

The accommodation briefly comprises entrance, lounge/diner, kitchen, two first floor bedrooms and a house bathroom. To the outside there is an enclosed artificial lawned garden to the rear and a shared driveway providing off-road parking.





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Entrance Hall

With laminated wood floor and radiator.

Lounge / Dining Room

17'8" x 10'4" (5.38m x 3.15m)

With laminated wood floor, useful understairs storage, two radiators, French doors to garden.

Kitchen

9'4" x 6' (2.84m x 1.83m)

Modern fitted kitchen having a range of wall and base units incorporating solid wood work tops, tiled splashback, stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer.

First Floor Landing

Bedroom One

12'5" x 12'3" (3.78m x 3.73m)

Having far-reaching views, radiator.

Bedroom Two

8'2" x 6'4" (2.49m x 1.93m)

With radiator.

Bathroom

Three piece suite comprising P shaped bath with shower over, pedestal wash basin, low suite wc, tiled walls and floor, towel radiator.

Exterior

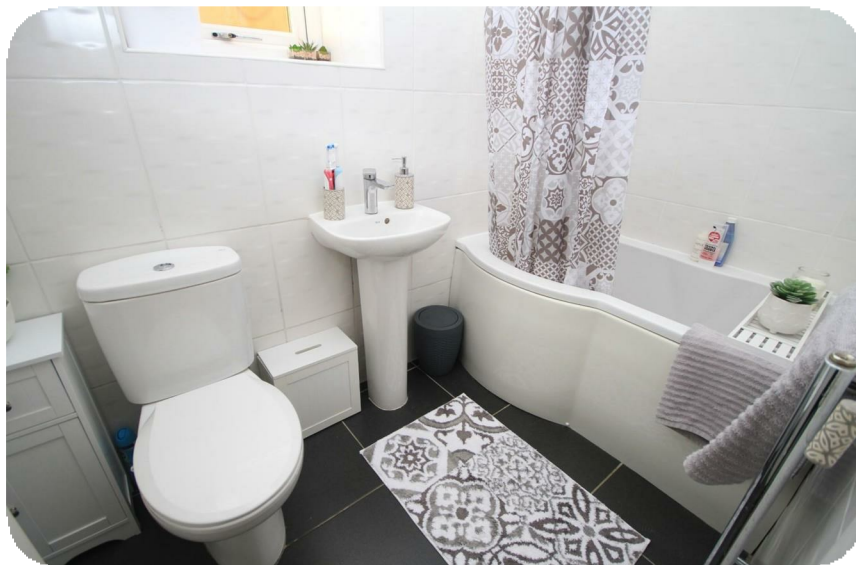
To the outside there is an enclosed artificially lawned garden to the rear - enjoying far-reaching views, together with a shared driveway with parking for two cars.

Directions





From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 where Cathine Slack will be seen, Cavendish Cottage is located on the right hand side just after Cavendish Service Station, displayed via our For Sale board.





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| 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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