Sugdens
Sales & Lettings

Ford, Queensbury,

£124,950

* ANY SENSIBLE OFFER CONSIDERED * TWO BEDROOMS * SOLAR PANELS & AIR SOURCE HEAT PUMP

Immaculately presented two bedroom terrace which has been fully modernised by the present owners.
The property would make an ideal purchase purchase for a FTB/Young Couple/Investor.
Benefits from a Multi Fuel Fire, Air Source Heat Pump & Solar Panels.
The accommodation briefly comprises of a vestibule, lounge, kitchen, two bedrooms and a house bathroom.
To the outside there is a yard to the front. It is possible to extend to the rear subject to planning.

Entrance Vestibule
Radiator.

Lounge
13'8 x 13'5 (4.17m x 4.09m)
Multi fuel fire, two radiators and under stair storage cupboard with plumbing for a washing machine.

Kitchen
9'2 x 5'1 (2.79m x 1.55m)
Modern fitted wall and base units and Stainless Steel sink unit. Electric oven, hob and extractor fan over.

First Floor

Bedroom One
13'9 x 11 (4.19m x 3.35m)
Radiator, double glazed window and far reaching views.

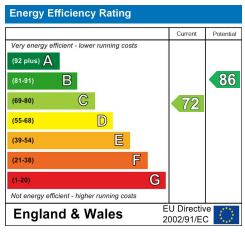
Bedroom Two
7'4 x 7'8 (2.24m x 2.34m)
Radiator and double glazed window.

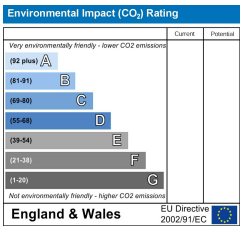
Bathroom
Modern three peice suite comprising; low flush WC, hand wash basin and panel bath with electric shower over. Tiled with radiator and double glazed window.

External
Yard to the front.

Council Tax
Band A.

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.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

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