Sugdens
Sales & Lettings

Ford, Queensbury,

Asking Price £95,000

* TERRACE * TWO BEDROOMS * IDEAL FTB/INVESTMENT * CLOSE TO AMENITIES *
* READY TO MOVE INTO * TRANSPORT ROUTES TO HALIFAX/BRADFORD *
Ideally situated for Queensbury Village which offers local amenities, shops, schools and excellent bus routes to both Bradford and Halifax, is this 'ready to move into' two bedroom stone terraced property.
Fantastic opportunity for a FTB/investor/young couple.
Benefiting from gas central heating, double glazing and briefly comprises lounge, dining kitchen, cellar with potential to convert, two first floor bedrooms and a house bathroom.

Lounge
14'7" x 11'8" (4.45m x 3.56m)
With a living flame gas fire, radiator and double glazed window.

Dining Kitchen
11'3" x 8'8" (3.43m x 2.64m)
With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, plumbing for auto washer, radiator and double glazed window.

Cellar
Large useful storage cellar.

First Floor

Bedroom One
14'8" x 6'4" (4.47m x 1.93m)
With radiator and double glazed window.

Bedroom Two
11'7" x 9'4" max (3.53m x 2.84m max)
With radiator and double glazed window.

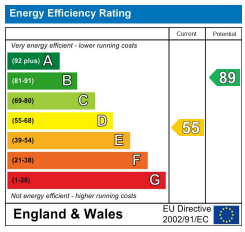
Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator.

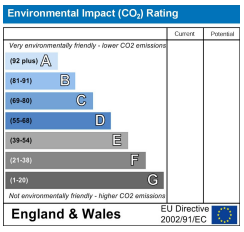
Directions
From our office on Queensbury High Street head west on High St/A647 towards Russell St, the property will shortly be seen displayed via our For Sale board.

TENURE
FREEHOLD

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

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service