Sugdens
Sales & Lettings

1st Floor Sharket Head Close, Queensbury,

£95,000

* FLAT * TWO BEDROOMS * FIRST FLOOR * POPULAR LOCATION *
* CLOSE TO AMENITIES * GARDEN FRONTAGE * ALLOCATED PARKING *
Two bedroom first floor flat situated in this popular location.
Situated within walking distance of Queensbury village which boasts amenities, shops and bus routes.
The property would make an ideal purchase for a number of buyers.
Briefly comprises entrance hallway, dining kitchen, lounge, two bedrooms and a house bathroom.
To the outside there is a small garden frontage and an allocated parking space.

Entrance Vestibule

First Floor Hallway
With double glazed window and useful storage cupboard.

Lounge
15'5" x 10'3" (4.70m x 3.12m)
With double glazed window.

Dining Kitchen
13'7" x 9' (4.14m x 2.74m)
Having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer, oven, hob, extractor fan, double glazed window.

Bedroom One
9'7" x 9' (2.92m x 2.74m)
With double glazed window.

Bedroom Two
12'4" x 9'7" (3.76m x 2.92m)
With double glazed window.

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

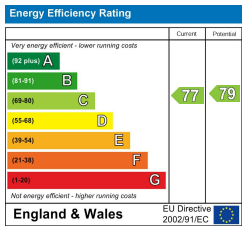
Exterior
To the outside there is allocated parking and a small garden frontage.

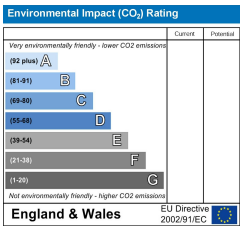
Directions
From our office on Queensbury High Street head towards Gothic St, turn left onto Albert Rd/A644, right onto Sharket Head Close.

TENURE
LEASEHOLD. We currently await details of the lease from the seller.

Council Tax Band
B / 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.





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