



Montague Street, Little Horton,

£69,950

**** FIRST FLOOR FLAT ** TWO BEDROOMS ** READY TO MOVE INTO ** WELL PRESENTED ** NO CHAIN ****

Excellent opportunity for a number of buyers to purchase this two bedroom first floor flat.

Well presented throughout, to offer ready to move into accommodation.

Ideally placed for local amenities, shops and bus routes.

The property benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises entrance, hallway, dining kitchen, lounge, two bedrooms and a bathroom.

Externally there is on street parking.



Entrance Hall

Storage cupboard and radiator.

Lounge

14'0" x 11'2" (4.27m" x 3.40m")

Coal effect gas fire with feature fireplace surround and radiator.

Dining - Kitchen

10'7" x 6'8" (3.23m" x 2.03m")

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer, oven and hob with extractor and radiator.



Bedroom One

12'0" x 11'4" (3.66m" x 3.45m")

Built in wardrobes and radiator.



Bedroom Two

8'4" x 6'7" (2.54m" x 2.01m")

Cabin bed.



Bathroom

White three piece suite comprising panel bath, pedestal wash basin, low flush wc and radiator.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, after 1.5 miles turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, after 1.3 miles at the roundabout take the 1st exit onto St. Enoch's Rd, proceed straight ahead at the roundabout, after 0.6 miles continue onto Little Horton Ln, turn right onto Clarges St, right onto Montague St and the property will shortly be seen displayed via our For Sale board.



Council Tax Band

A

Tenure



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

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