



Albert Road, Queensbury,

£82,500

**** TERRACE ** ONE BEDROOM ** IDEAL SUIT A NUMBER OF BUYERS ** READY TO MOVE INTO ****

**** OUTSKIRTS OF QUEENSBURY VILLAGE ** MODERN KITCHEN & SHOWER ROOM ****

This one bedroom terrace property would make an ideal purchase for a number of buyers.

Ideally located on the outskirts of Queensbury Village, yet within easy reach of amenities, shops and bus routes to both Halifax and Bradford.

The well presented property offers 'ready to move into accommodation' and benefits from modern kitchen, bathroom, GCH and DG.

Briefly comprises entrance vestibule, open plan lounge/kitchen, cellar, first floor bedroom and a house bathroom.
VIEWING ESSENTIAL!!



Vestibule

Lounge

14'3 x 13'8 (4.34m x 4.17m)
Electric fire, radiator and a double glazed window.

Kitchen

7'8 x 6'3 (2.34m x 1.91m)
Modern fitted wall and base units, stainless steel sink unit, tiled splash back, oven, hob, extractor fan, plumbing for an automatic washing machine and a double glazed window.

Cellar

Useful storage.

Firat floor landing

Bedroom

14'4 x 10'6 (4.37m x 3.20m)
Radiator and a double glazed window.

Bathroom

Modern three piece suite comprising of a panelled bath, low flush w/c, pedestal wash basin, radiator and a double glazed window.

Exterior

Small enclosed garden frontage.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		91	(92-100) 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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

