



Albert Road, Queensbury,

Offers Over £100,000

* TERRACE * TWO BEDROOMS * MODERNISED * READY TO MOVE INTO *
* MODERN KITCHEN & BATHROOM * CLOSE TO AMENITIES * SMALL GARDEN *

Well presented two bedroom terraced property which has been modernised throughout and offers 'ready to move into' accommodation.

Ideally situated for amenities, shops and bus routes.

Benefits from modern fitted kitchen and house bathroom, gas central heating.

The property would make an excellent purchase for a FTB, investor or young couple.

The accommodation briefly comprises of open plan lounge/kitchen, cellar, two first floor bedrooms and a house bathroom.

To the outside there is a small enclosed patio area.

Viewing Essential!!



Open Plan Lounge/Kitchen

16'4" x 17'9" (4.98m x 5.41m)

Kitchen area has a modern range of wall and base units with wood work surfaces, stainless steel sink unit, oven, hob, extractor hood, integrated fridge/freezer, oak flooring, double glazed window.

Lounge area has an electric fire, oak flooring, radiator, double glazed window, built in TV cupboard.

Cellar

With radiator and plumbing for auto washer.

First Floor

With radiator, double glazed window and oak flooring.

Bedroom One

11'5" x 8'7" (3.48m x 2.62m)

With radiator and double glazed window.

Bedroom Two

11'6" x 7'2" (3.51m x 2.18m)

With modern sliding door wardrobe and radiator.

Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, tiled walls and floor, radiator.

Exterior

To the outside there is an enclosed yard to the front of the property.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644 and 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.

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 plus) A		87	(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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