



Briggs Street, Queensbury,

£104,950

* END TERRACE * TWO BEDROOMS * WELL PRESENTED * IDEAL STARTER HOME *
* CLOSE TO AMENITIES & BUS ROUTES TO BRADFORD & HALIFAX *

Situated in the heart of Queensbury Village, is this well presented two bedroom end terrace property. Conveniently located with access to amenities, shops, local schools and bus routes to both Halifax & Bradford. The property would make an ideal home for a FTB/investor and benefits from gas central heating, double glazing and hanging space to the side.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, cellar, two first floor bedrooms and bathroom.



Entrance Vestibule

Lounge

14'3" x 11'7" (4.34m x 3.53m)

With radiator and double glazed window.



Kitchen

12'5" x 4'7" (3.78m x 1.40m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, plumbing for auto washer, double glazed window.



Cellar

Useful storage.

First Floor

With radiator.

Bedroom One

10'7" x 10'4" (3.23m x 3.15m)

With radiator and double glazed window.



Bedroom Two

6'4" x 8'1" (1.93m x 2.46m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath with thermostatic shower over, low suite wc, pedestal wash basin, radiator, double glazed window.



Exterior

Clothes hanging space to the side.

Directions

From our office on Queensbury High Street head towards Russell St, turn right onto Granby St, left onto York St, turn right and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100)	A	(92 plus) A	(92 plus) A
(81-91)	B	(81-91) B	(81-91) B
(69-80)	C	(69-80) C	(69-80) C
(55-68)	D	(55-68) D	(55-68) D
(39-54)	E	(39-54) E	(39-54) E
(21-38)	F	(21-38) F	(21-38) F
(11-20)	G	(11-20) G	(11-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	