Sugdens
Sales & Lettings



Spring Row, Queensbury,

£129,950

* TERRACE * TWO BEDROOMS * IDEAL STARTER HOME * CLOSE TO AMENITIES *
* PATIO GARDEN * WELL PRESENTED * MODERN KITCHEN & BATHROOM *

This well presented two bedroom terraced property would make an ideal purchase for a first-time buyer or investor. Ideally situated close to Queensbury village, offering a range of local amenities, shops, bus routes and a choice of well regarded primary and secondary schools.

The property benefits from a modern fitted kitchen, gas central heating, double glazing, a contemporary house bathroom and a patio garden - providing attractive and low-maintenance outdoor space.

An excellent opportunity in a convenient location, early viewing is highly recommended.







Entrance Vestibule
With radiator.

Open Plan Lounge / Kitchen
16'5" x 12'11" (5.00m x 3.94m)
The Lounge Area has a modern electric fire in fireplace surround and radiator.
The Kitchen Area is fitted with a range of modern wall and base units incorporating stainless steel sink unit, complementary work surfaces, tiled splashbacks, integrated fridge freezer, stainless steel oven, hob, extractor, plumbing for auto washer, breakfast bar, laminated wood flooring and a double glazed window.



Cellar
Useful storage.



First Floor Landing
With radiator, useful storage cupboard and access to a loft.

Bedroom One
10'11" x 10'6" (3.33m x 3.20m)
With radiator.



Bedroom Two
10'2" x 5'8" (3.10m x 1.73m)
With radiator.

Bathroom
Modern three piece suite comprising panelled bath with shower over, low suite wc, pedestal wash basin, tiled walls, radiator.



Exterior
To the outside there is an enclosed low maintenance garden with borders and shrubs.

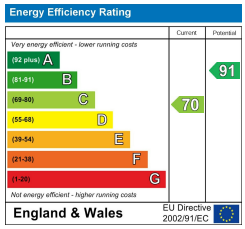
Directions
From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Chapel St, left onto Chapel Ln, Spring Row will shortly be found and the property is displayed via our For Sale board.

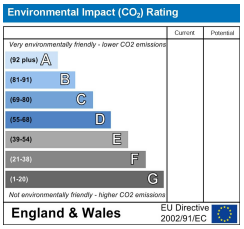
TENURE
FREEHOLD

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.





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