



Ladysmith Road, Queensbury,

£152,500

* COTTAGE * THREE BEDROOMS * EXTENDED * MODERNISATION REQUIRED *
* SOUGHT AFTER LOCATION * LOW MAINTENANCE GARDEN * NO PARKING * ACCESS TO REAR FROM SIDE BY FOOT

RECENTLY REDUCED FROM £170,000- This extended three bedroom cottage offers excellent potential for a number of buyers.

The deceptively spacious property requires some modernisation and is located in a much sought after location. The accommodation briefly comprises entrance porch, lounge, dining kitchen, utility room, outhouse/storage, bedroom and house bathroom. There are two further second floor bedrooms.

To the outside there is a low maintenance garden to the rear.



Entrance Porch

With radiator and double glazed window.

Lounge

17'5" x 13'1" (5.31m x 3.99m)

Having an open fire in fireplace surround, oak flooring, radiator and double glazed window.

Dining Kitchen

11'6" x 14'2" (3.51m x 4.32m)

Modern fitted dining kitchen having a range of fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, integrated dishwasher, radiator and double glazed window.

Bedroom One

10'8" x 14'6" (3.25m x 4.42m)

With built in wardrobe, radiator and double glazed window.

Bathroom

Four piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Utility

10' x 5' (3.05m x 1.52m)

With fitted wall and base units incorporating plumbing for auto washer.

Outhouse/Storage

9'6" x 7'4" (2.90m x 2.24m)

With electric heater and door to rear.

First Floor

Bedroom Three

4'5" x 9' (1.35m x 2.74m)

With double glazed window.

Bedroom Two

10' x 18' max (3.05m x 5.49m max)

With double glazed window. possible space to make a shower room subject relevant planning / permission

Exterior

To the outside there is a low maintenance garden to the rear.

Directions

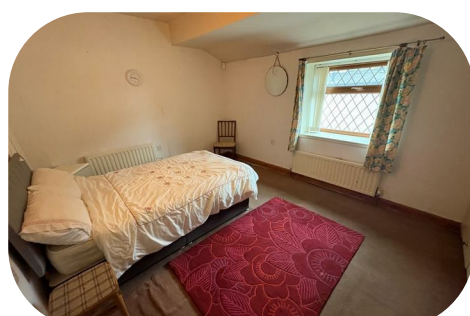
From our office on Queensbury High Street head west on High St/A647 towards Russell St, after 0.9 miles turn right onto Roper Ln, right onto Ladysmith Rd and the property will be seen displayed via our For Sale board.

TENURE

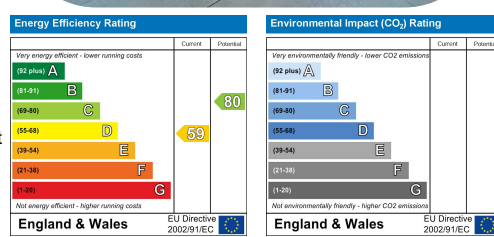
FREEHOLD

Council Tax Band

B / Bradford



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