Sugdens
Sales & Lettings



Ford, Queensbury,

£895 Per Calendar Month

**** IMMACULATE CHARACTER COTTAGE WITH TWO BEDROOMS + WALKIN WARDROBE / OFFCE ****
This immaculately presented character cottage is situated in the highly sought-after village of Queensbury and offers spacious, well-maintained accommodation throughout. Conveniently located close to local amenities, beautiful parks, highly regarded primary and secondary schools, and excellent transport links to Bradford, Halifax and the wider West Yorkshire area.
The accommodation briefly comprises: Entrance hallway spacious and cosy lounge with attractive exposed wooden ceiling beams and feature coal-effect fireplace , fitted kitchen with double oven and hob, space for a washing machine, fridge and freezer, and direct access to the rear garden .
To the first floor two generous double bedrooms additional dressing room/walk -in- wardrobe , which could easily be utilised as a nursery, home office or study , family bathroom comprising bath with shower over, wash basin and WC.
Externally, the property benefits from a private rear garden, providing an excellent outdoor space for relaxation and entertaining.
Additional Benefits ,gas central heating and double glazing .
Council Tax Band B
Sorry, No Smokers
Early viewing is highly recommended to fully appreciate the quality and charm of this delightful home.







Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



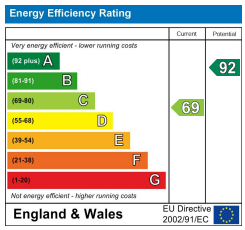


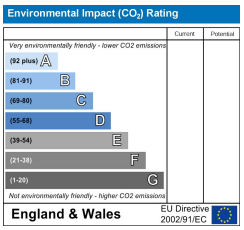






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

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Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915
DPS The Deposit Protection Service