Sugdens
Sales & Lettings



## Queen Street, Greengates,

**£190,000**

* VICTORIAN TERRACE * TWO BEDROOMS * MODERN KITCHEN & BATHROOM *
* PATIO GARDEN * POPULAR LOCATION * GARAGE * CUL-DE-SAC LOCATION *

Well presented throughout and providing 'ready to move into' accommodation, is this delightful two bedroom inner terrace.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, fitted kitchen, two double bedrooms, modern four piece bathroom and a boarded loft.

To the outside there is a small front garden and a patio garden to the rear.







## Entrance Porch

## Lounge
14'2" x 11'10" (4.32m x 3.61m)
With electric fire in modern fireplace surround, radiator and laminated wood floor.



## Kitchen
14'10" x 9'7" (4.52m x 2.92m)
Walnut effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob and microwave, radiator, store cupboard.

## First Floor Landing

## Bedroom One
15'2" x 8'4" (4.62m x 2.54m)
With fitted wardrobes and radiator.



## Bedroom Two
15'3" x 9'8" (4.65m x 2.95m)
With radiator.



## Bathroom
Four piece modern white suite, part tiled walls and heated towel rail.

## Loft
Boarded. Accessed via a pull-down ladder.

## Exterior
To the outside there are gardens to both front and rear, together with parking and garage.



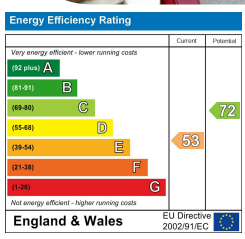
## Directions
From our office in Idle village Head toward Hampton Place, The Green turns left and becomes Albion Rd, turn left to stay on Albion Rd, turn right onto Old Park Rd, at the roundabout take the 1st exit and stay on Old Park Rd, turn right onto Orchard Grove, left onto Harrogate Rd, turn left onto Fieldgate Rd, left onto South View, right onto Queen St.

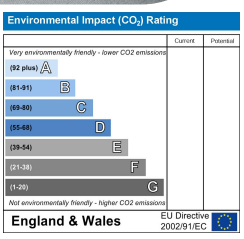
## TENURE
FREEHOLD

## Council Tax Band
B / 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.




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

rightmove The Property Ombudsman 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