Sugdens
Sales & Lettings



Highgate Mill Fold, Queensbury,

£62,500

* MILL CONVERSION APARTMENT * TWO BEDROOMS * POPULAR LOCATION *
* NO CHAIN * PARKING * REQUIRES MODERNISATION *
An excellent opportunity for a number of buyers to purchase this two bedroom apartment in this popular mill conversion.
The accommodation briefly comprises vestibule, lounge, kitchen, two bedrooms and a bathroom.
Externally there is parking.
Early viewing recommended!







Entrance Hall
With storage cupboard.

WC
Two piece suite comprising low suite wc, pedestal wash basin.

Lounge
14'1" x 8'4" (4.29m x 2.54m)
With double glazed window.



Kitchen
8'3" x 7'1" (2.51m x 2.16m)
With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer.



First Floor

Bedroom One
14'2" x 8'2" (4.32m x 2.49m)

Bedroom Two
10'2" x 6'4" (3.10m x 1.93m)

Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin.

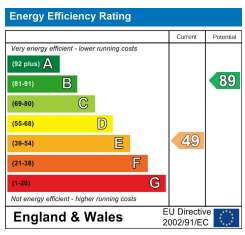
Exterior
To the outside there is parking.

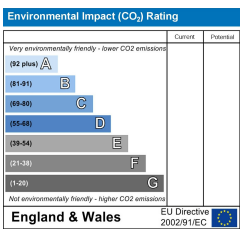
Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 1.2 miles, turn left onto Highgate Mill Fold.

TENURE
LEASEHOLD. Details to be confirmed.

Council Tax Band
To be confirmed.

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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