



Long Lane, Queensbury

£280,000

Welcome to The Balcony Bungalow, a charming cottage located just off Long Lane in Queensbury. This delightful property boasts two reception rooms, perfect for entertaining guests. With three double bedrooms, there's plenty of space for the whole family to unwind.

The cottage features a modern kitchen and house bathroom and has been recently modernised by the current owners, ensuring that it is in superb condition and ready for you to move in without any hassle.

One of the highlights of this property is its tucked away location, offering a peaceful retreat from the hustle and bustle of everyday life.

Outside, you'll find well-maintained gardens where you can soak up the sunshine and enjoy some fresh air. The driveway adds to the convenience of this lovely home along with a single detached garage .





Entrance

With a stone flagged floor, radiator and built in cupboard.

Family Living Kitchen

25'10" x 16'3" (7.87m x 4.95m)

Modern fitted wall and base units incorporating sink unit, complementary work tops, tiled splashback, double oven, hob, breakfast bar, double glazed window.

Lounge

With log burning stove set in chimney breast, built in wall cupboards.

Sun Room/Dining Room

12'10" x 10'7" (3.91m x 3.23m)

With tiled floor, radiator, bi-fold door, three long velux windows.

Hallway

Bedroom One

13' x 10'4" (3.96m x 3.15m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

13'5" x 8'6" (4.09m x 2.59m)

With radiator and double glazed window.

Bedroom Three

13' x 8'7" (3.96m x 2.62m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath with shower over, vanity sink unit, low suite wc, part tiled walls, radiator and double glazed window.

Exterior

To the outside there is a block paved driveway, lawned garden with composite decking. There is also a garage (18'3" x 11'5") with log burner.





Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn left onto Deanstones Ln, turn right onto Long Ln and take the lane marked "Balcony Cottages" and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



The Balcony Bungalow, BD13

Approximate Gross Internal Area = 92.7 sq m / 998 sq ft

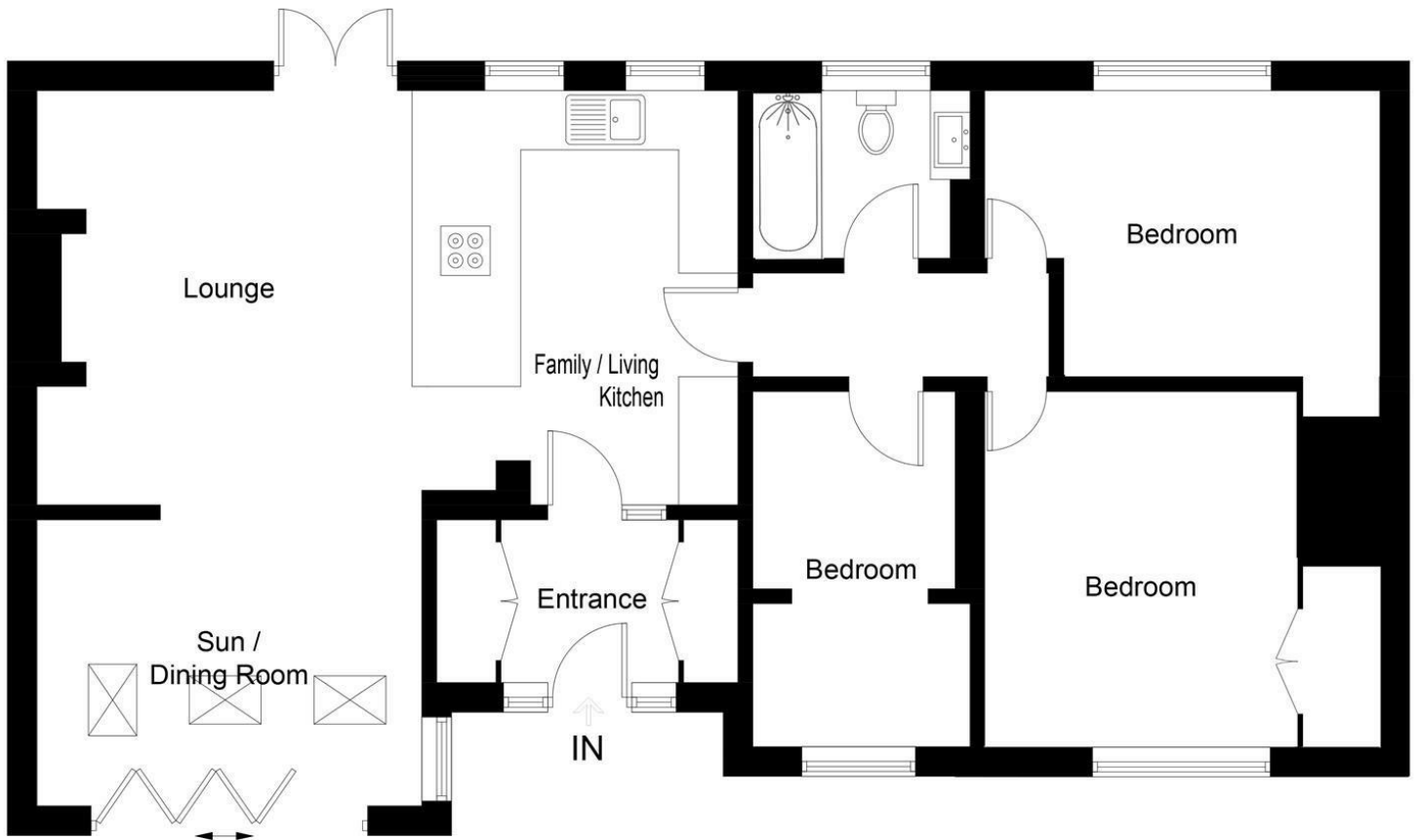
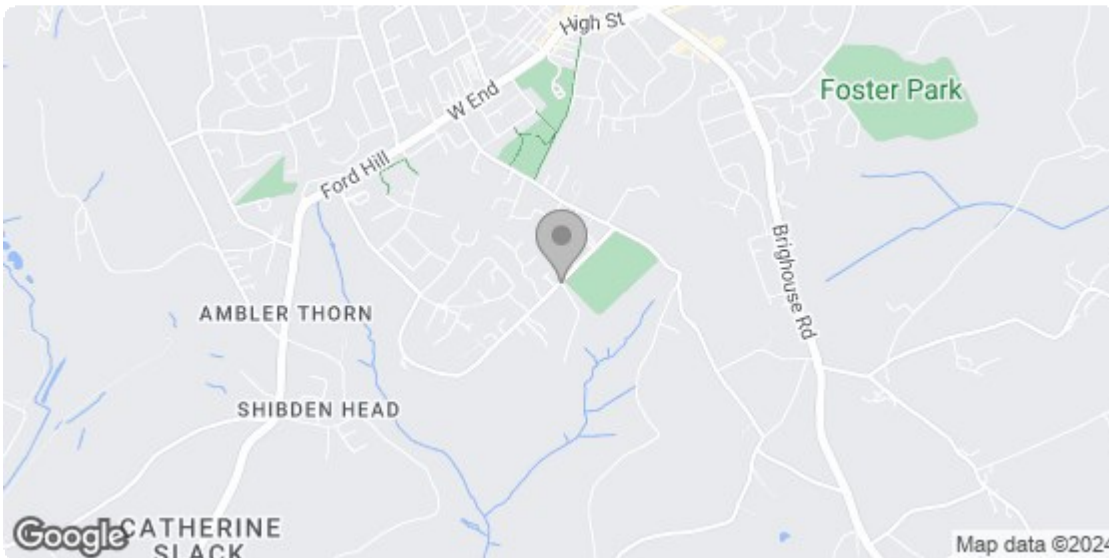


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096038)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	71
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

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@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk