



Back Lane, Queensbury,

£239,950

**** SEMI DETACHED BUNGALOW ** TWO BEDROOMS ** TWO RECEPTION ROOMS **
** CORNER PLOT ** STUNNING VIEWS ** GARDENS & GARAGE ****

Introducing this superb two-bedroom semi-detached bungalow, offering stunning far-reaching views.

Situated on a corner plot, this property boasts a meticulously maintained garden, providing a serene and picturesque setting. Inside, you'll find two bathrooms, ensuring convenience and comfort for all residents. The spaciousness of the two reception rooms allows for versatile living arrangements, while the inclusion of a garage adds extra convenience and storage space.

Don't miss the opportunity to own this remarkable bungalow, perfect for those seeking a tranquil and stylish home.



Entrance Porch

Hallway

Wood floor and radiator.

Kitchen

10'10" x 8'9" (3.30m" x 2.67m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer, plumbing for dishwasher and pantry.

Breakfast Room

9'6" x 7'6" (2.90m" x 2.29m")

Radiator and french doors leading to rear.

Lounge

11'11" x 11'10" (3.63m" x 3.61m")

Electric fire, radiator and far reaching views.

Dining Room / Bedroom Two

11'8" x 11'10" (3.56m" x 3.61m")

Radiator and far reaching views.

Sitting Room / Original Dining Room

10'1" x 10'5" (3.07m" x 3.18m")

Radiator.

Shower Room

Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

Attic Bedroom One

14'6" x 9'8" (4.42m" x 2.95m")

Eaves storage, two radiators and far reaching views.

En Suite

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Exterior

Well maintained garden to front, side and rear with elevated far reaching views and benefits from a single garage.

Tenure

Freehold.

Council Tax Band

C



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84	(91 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	55		(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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