



Deanstones Lane, Queensbury

£225,000

This property would make an ideal purchase for a young/growing family and is ideally located for both first and secondary schools.

Benefits from being on a generous corner plot which offers potential to extend (subject to planning permission).

Having a modern fitted kitchen, sliding wardrobes, CCTV, GCH, DG & Alarm System.

Within walking distance of amenities, shops, bus routes and Shibden Valley for rural walks.

To the outside there is an enclosed garden with summerhouse and ample parking to the front.





Entrance Vestibule

Central heating radiator.

Lounge

13'5 x 12'8 (4.09m x 3.86m)

Electric fire, fireplace surround, central heating radiator and double glazed bay window.

Dining Kitchen

16'1 x 9'3 (4.90m x 2.82m)

Modern fitted wall and base units with work surface over and sink unit. Oven with gas hob and extractor fan over, integrated dishwasher, plumbing for washing machine and hot water tap. Double glazed window, central heating radiator and French doors leading to rear garden.

First Floor

Double glazed window.

Bedroom One

14'6 x 9'9 max (4.42m x 2.97m max)

Sliding wardrobes, central heating radiator and double glazed bay window.

Bedroom Two

10 x 9'9 (3.05m x 2.97m)

Central heating radiator and double glazed window.

Bedroom Three

6 x 5'8 (1.83m x 1.73m)

Central heating radiator and double glazed window.

Bathroom

Three piece suite comprising of; p bath with shower over, hand wash basin and low flush WC. Tiled walls and floor, central heating radiator and double glazed window.

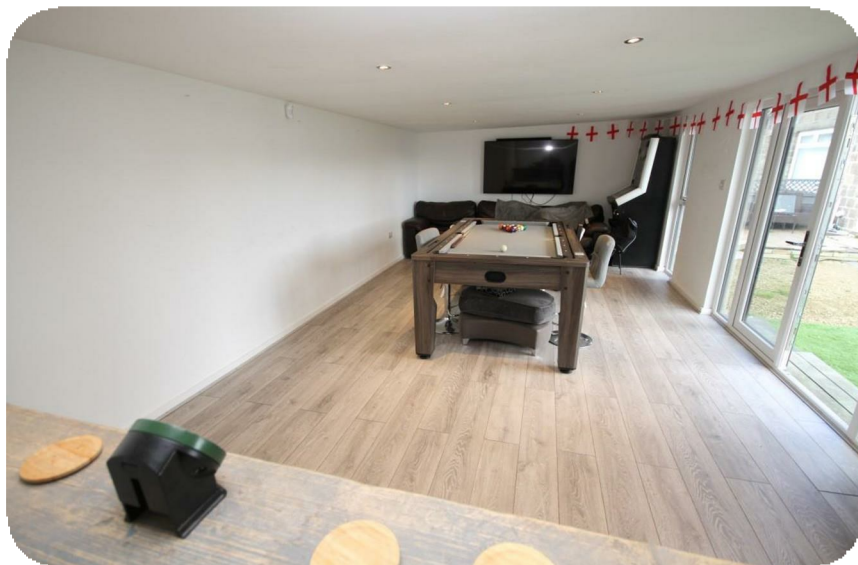
External

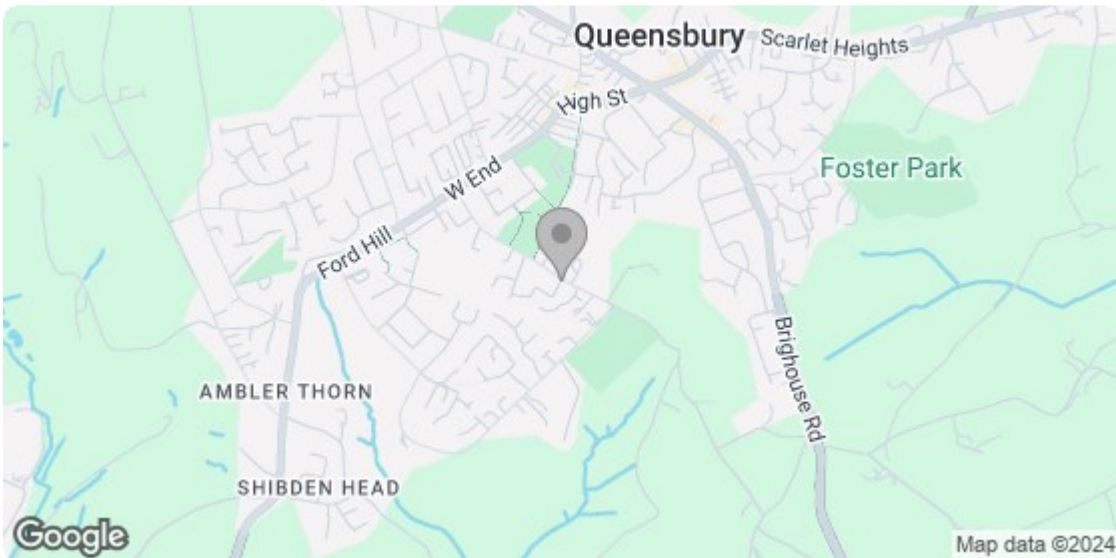
Ample parking to the front. Enclosed garden with artificial lawn to the side and rear with patio and large stunning summerhouse with power and light.

Council Tax

Band B.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

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