



Back Lane, Queensbury,

£269,950

* DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * CLOSE TO AMENITIES *
* GARDEN * DOUBLE DRIVEWAY * GARAGE * POPULAR LOCATION *

This three bedroom detached property would make an ideal purchase for a number of buyers and is located on the popular location of 'Back Lane'.

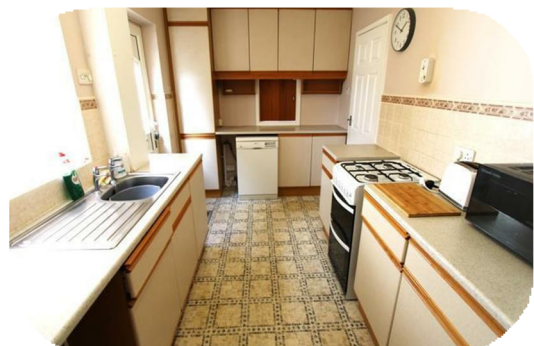
The property would benefit from some TLC throughout!!

Boasting two reception rooms, gas central heating, double glazing, garage and a garden to the rear.

The property is within easy reach of amenities, shops, schools and pleasant rural walks.

The accommodation briefly comprises entrance hallway, cloaks/wc, lounge, kitchen, dining room, three first floor bedrooms and a house bathroom.

To the outside there is a garden to both front and rear, together with a double driveway leading to a single garage.



Entrance Hall

With radiator.

Cloakroom/WC

Two piece suite comprising low suite wc, vanity sink unit, radiator and double glazed window.

Lounge

15'1" x 10'8" (4.60m x 3.25m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

Kitchen

14'4" x 8' (4.37m x 2.44m)

With a range of fitted wall and base units incorporating stainless steel sink unit, tiled splashback, cooker point, plumbing for auto washer, double glazed window.

Dining Room

15'2" x 8'2" (4.62m x 2.49m)

With radiator and double glazed window.

First Floor

Bedroom One

10'9" x 13'3" (3.28m x 4.04m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

12'1" x 7'1" (3.68m x 2.16m)

With radiator, double glazed window and built in wardrobe.

Bedroom Three

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

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a lawned and patio garden to the rear with borders and shrubs. A double driveway at the front provides off-road parking and leads to an attached garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, turn right onto Back Ln and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D



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

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