



62 Back Lane, Queensbury, Bradford, BD13 1HH

£240,000

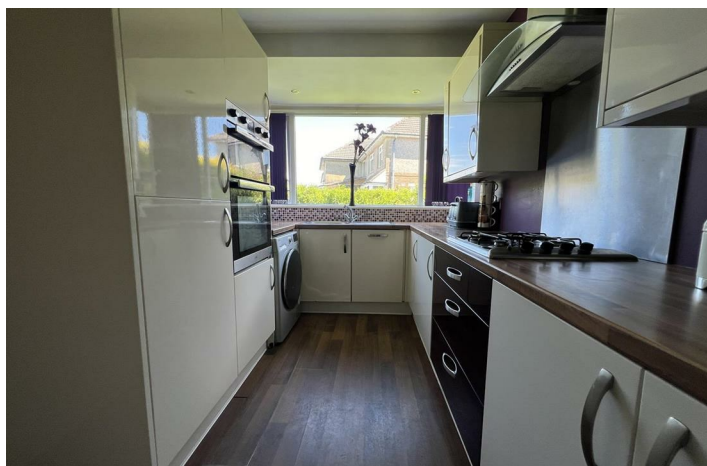
- THREE BEDROOM SEMI-DETACHED
- SUBSTANTIAL REAR GARDEN
- OFF-STREET PARKING
- TWO RECEPTION ROOMS
- IDEAL FAMILY HOME
- PRIVATE & SECLUDED TO FRONT & REAR
- DETACHED GARAGE
- POPULAR RESIDENTIAL LOCATION

62 Back Lane, Bradford BD13 1HH

THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH SECLUDED AND PRIVATE GARDENS TO FRONT & REAR!



Council Tax Band: C



Property Description

IDEAL FAMILY HOME With an ENVIABLE POSITION on a SUBSTANTIAL PLOT within the POPULAR RESIDENTIAL LOCATION of Clayton Heights, BD13 is this WELL-PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME. The property we feel would be IDEAL FOR GROWING FAMILIES with an ARRAY OF LOCAL AMENITIES NEARBY, EXCELLENT TRANSPORT LINKS in and out of Bradford and Halifax, with the addition of the M62 motorway approximately 5.5 miles away, and the property being in the CATCHMENT AREA FOR WELL-REGARDED SCHOOLS. In brief, the house internally comprises an entrance hall, a THROUGH LOUNGE DINER, and kitchen rear on the ground floor, a landing leading to THREE BEDROOMS and family bathroom to the first floor. Externally, the property enjoys GARDENS TO FRONT & REAR, AMPLE OFF-STREET PARKING & a DETACHED GARAGE. Early internal inspections are heavily recommended to appreciate the space and generous living accommodation on offer with this ideal family home!

Accommodation

Ground Floor

Entrance Hall

With a uPVC door to front, understairs storage cupboard, gas central heating radiator, access to the kitchen, dining room and living room.

Living Room

10'4" x 18'5"

A good sized living room with a large double glazed bay window to front with a gas fireplace with mantle over, gas central heating and sliding doors giving access to the dining room.

Dining Room

11'10" x 10'4"

A second reception room to the rear aspect with a double glazed window looking out to the garden to rear and a gas central heating radiator.

Kitchen

8'0" x 11'3"

A modern kitchen, fitted with an array of wall and base units and work surfaces over, an

integral fridge freezer and double oven, a gas hob with extractor fan over, plumbing for a washing machine, a sink and drainer with a double glazed window to rear, built in pantry cupboard and access to the side via a uPVC door.

First Floor

Landing

Giving access to all rooms on the first floor and a loft hatch.

Bedroom One

10'6" x 18'5"

A substantial main double bedroom with a double glazed bay window to front, built in wardrobes and gas central heating radiator.

Bedroom Two

10'4" x 11'10"

A second double bedroom with a double glazed window to rear and gas central heating radiator.

Bedroom Three

7'8" x 9'7"

A larger than average third bedroom with a double glazed window to front and gas central heating radiator.

Bathroom

A fully tiled bathroom with a white two piece suite consisting of a bath with shower over and wash hand basin, also comprising built in storage, a gas central heating radiator and double glazed window to rear.

W/C

With a w/c separate to the bathroom and a double glazed window to side.

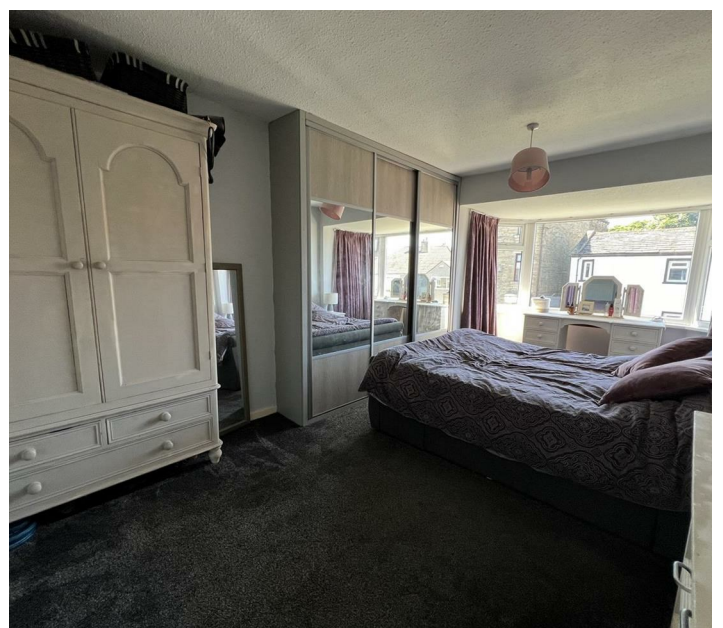
External

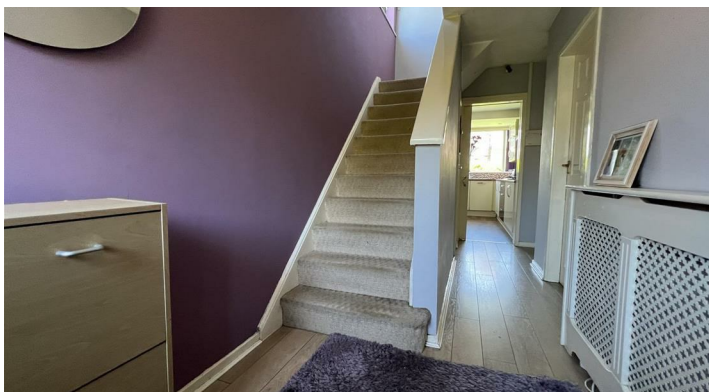
The property sits on a generous plot offering a low maintenance garden to front with mature garden borders for privacy, off-street parking for two cars and a detached garage to side and a substantial secluded and private garden to rear, mainly laid to lawn with mature garden borders.

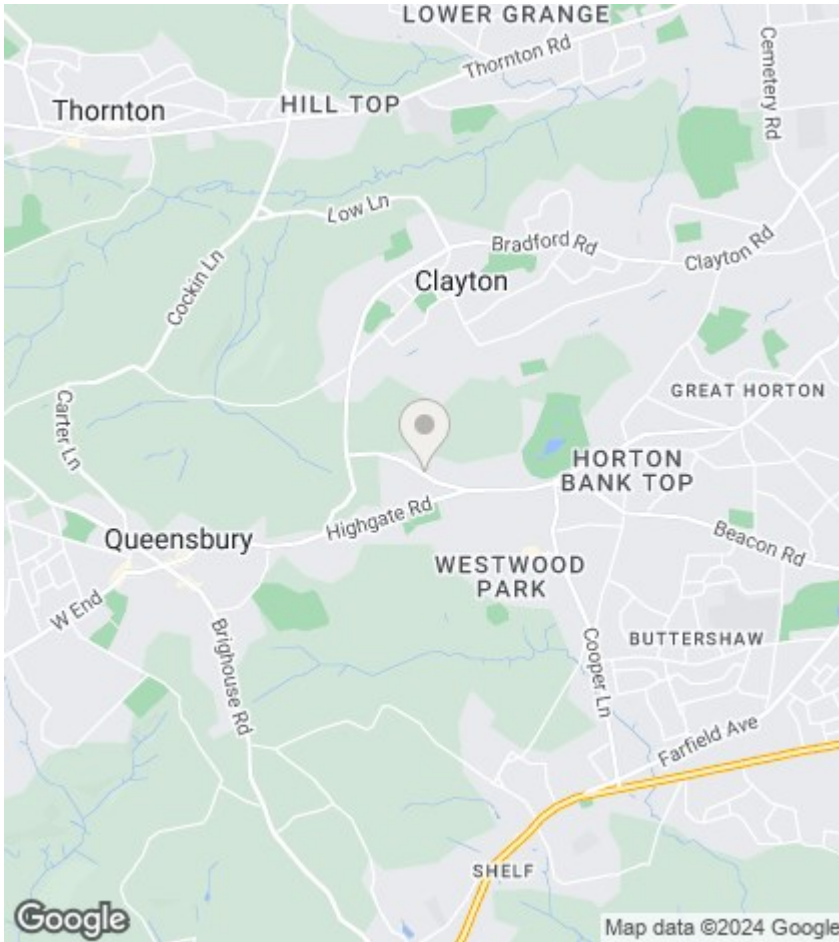
Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

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