



## 83 Back Lane, Queensbury, Bradford, BD13 1HB

£200,000

- ONE/TWO BEDROOM SEMI DETACHED DORMER BUNGALOW
- STUNNING PANORAMIC OPEN VIEWS
- GARDENS TO THE FRONT AND REAR
- GOOD-SIZED CONSERVATORY
- GAS CENTRAL HEATING
- MAJORITY UPVC DOUBLE GLAZING
- HIGHLY DESIRABLE POSITION
- LEVEL ACCESS TO THE REAR
- TWO RECEPTION ROOMS
- SCOPE TO UPDATE & REFRESH



# 83 Back Lane, Bradford BD13 1HB

**\*\* ONE/TWO BEDROOM SEMI DETACHED BUNGALOW \*\* STUNNING PANORAMIC VIEWS \*\* CONSERVATORY \*\* GAS C.H & UPVC DG \*\*** Bronte Estates are delighted to offer for sale this bungalow property in a sought after position on Back Lane at Clayton Heights. Enjoying breathtaking open views to the front and offering potential to update and modernise. To the ground floor is a side entrance porch, inner hall, kitchen, lounge, dining room, conservatory and a bathroom. To the first floor is a bedroom with a dormer window to the rear and a side window enjoying the views. To the front of the property is on-road parking and a flight of stairs from the roadside. To the rear is level access from Uplands Avenue. Gardens to the front, side and rear. We are expecting a high demand, due to the enviable position and flexible layout. Early viewing is advised.



Council Tax Band: B



### **Entrance Porch**

11'6" x 4'0"

A side entrance porch with a tiled floor, and a door to the inner hall.

### **Inner Hall**

5'0" x 4'2"

Doors off to the kitchen, lounge, dining room and bathroom.

### **Kitchen**

9'6" x 6'1"

Fitted with a range of base and wall units, laminated working surfaces and splashback tiling. Fitted Electric oven, four ring gas hob and plumbing for both a washing machine and dishwasher. One and half bowl stainless steel sink and drainer and a window to the front elevation enjoying the distant views. Central heating radiator.

### **Lounge**

14'3" x 10'1"

Bay window to the front elevation, wall mounted electric fire, central heating radiator and more amazing views!

### **Dining Room**

10'10" x 10'1"

Originally the bedroom, but now giving access to the conservatory and first floor. Central heating radiator and sliding patio doors to the conservatory.

### **Conservatory**

16'1" x 8'1"

A good-sized white UPVC conservatory with French doors to the side elevation, laminate flooring and a central heating radiator.

### **Bathroom**

7'2" x 4'6"

A modern bathroom suite comprising of a corner shower cubicle with a thermostatic shower and glass door, pedestal washbasin and a push-button WC. Window to the rear elevation, central heating radiator and an extractor.

### **First floor Bedroom**

16'5" x 14'2"

Fitted with open clothes rails and shelving, Dormer window to the rear elevation and a side window. Central heating radiator.

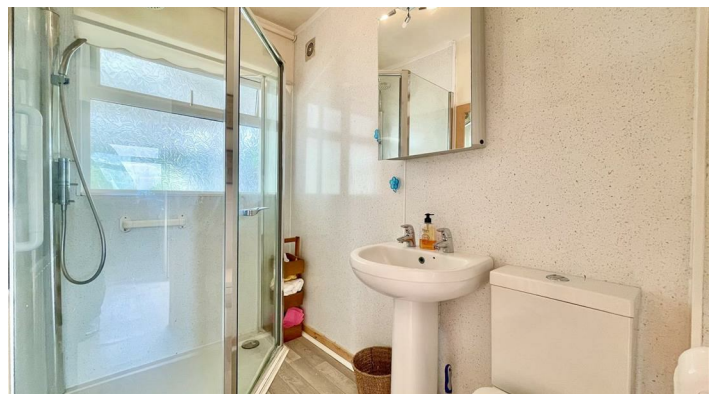
### **External**

To the front of the property is a rockery style garden with flowerbeds, mature shrubs and trees. Steps from Back Lane lead to the side of the house with access to the porch and rear garden. The rear garden has a footpath with level access to Uplands Avenue.

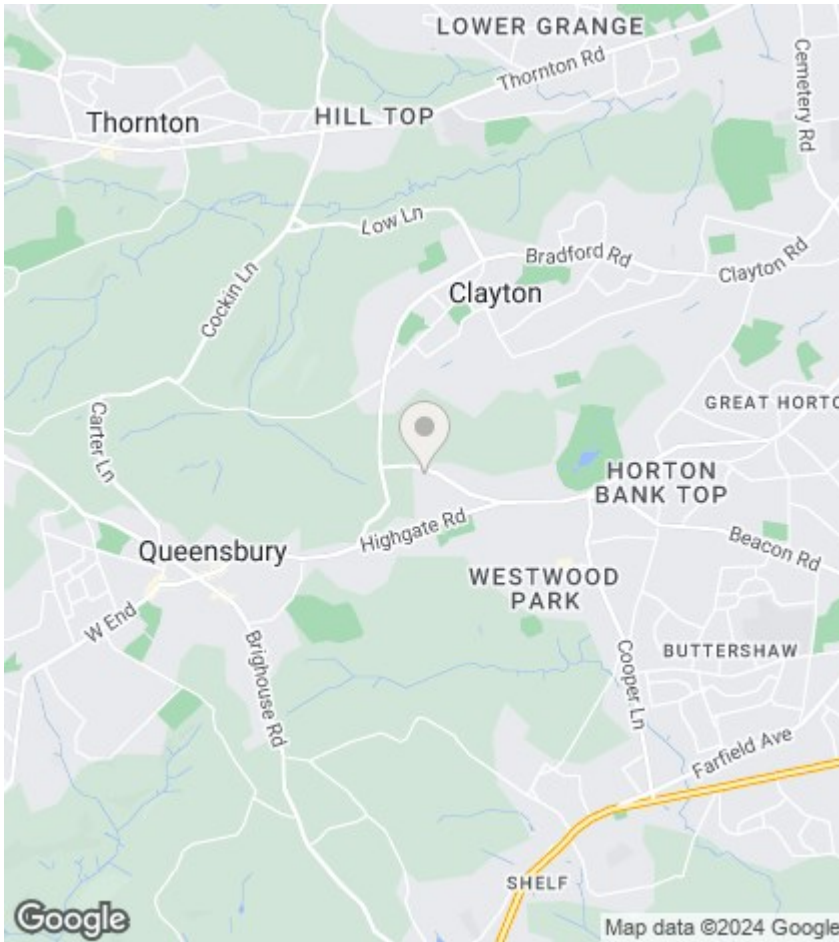












## Directions

## Viewings

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

## EPC Rating:

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