



**7 Fleet Lane, Queensbury, Bradford, BD13 2HX**

**£195,000**

- THREE BEDROOM SEMI DETACHED
- OFF-ROAD PARKING
- POPULAR LOCATION
- GAS CH & UPVC DG
- WELL PRESENTED
- ATTACHED GARAGE
- GARDENS FRONT AND REAR
- SOLD FUEL STOVE
- REAR PORCH/UTILITY
- EARLY VIEWING ADVISED



## 7 Fleet Lane, Bradford BD13 2HX

**\*\* THREE BEDROOM SEMI DETACHED \*\* GARDENS, GARAGE & DRIVEWAY \*\* WELL PRESENTED \*\* SOLID FUEL STOVE \*\*** This ideal family home on Fleet Lane in Queensbury is sure to be popular. Enjoying a modern fitted dining kitchen, gas central heating, double glazing and an enclosed rear garden. Briefly comprising of: Entrance Hall Lounge Dining Kitchen, rear Porch/Utility, three first floor Bedrooms and a family Bathroom. Off-road parking to the front, garage and gardens. Situated close to local schools, village amenities and transport links.



Council Tax Band: B



## **ENTRANCE HALL**

A composite door leads into the hallway with stairs off to the first floor, door to the lounge and a central heating radiator.

## **LOUNGE**

14'0 x 12'5

Bay window to the front elevation and a multi-fuel cast iron stove set in a recess for those cosy winter nights! Central heating radiator.

## **DINING KITCHEN**

15'6 x 7'4

A modern fitted kitchen with a good range of base and wall units, laminated work surfaces and splash-back wall tiling. Integrated appliances include a fridge, dishwasher, electric oven, hob and extractor. Window to the rear elevation, boiler cupboard and a useful under-stairs store cupboard. A composite door leads to the porch.

## **PORCH/UTILITY**

UPVC door leading to the garden, windows and plumbing for a washing machine.

## **FIRST FLOOR**

Landing area with a window to the side elevation, open spindle balustrade and access to the loft space.

## **BEDROOM ONE**

13'4 x 9'4

Bay window to the front elevation and two central heating radiators.

## **BEDROOM TWO**

9'5 x 8'2

Window to the rear elevation and a central heating radiator.

## **BEDROOM THREE**

6'8 x 5'6

Currently used as a dressing room. Window to the front elevation and a central heating radiator.

## **BATHROOM**

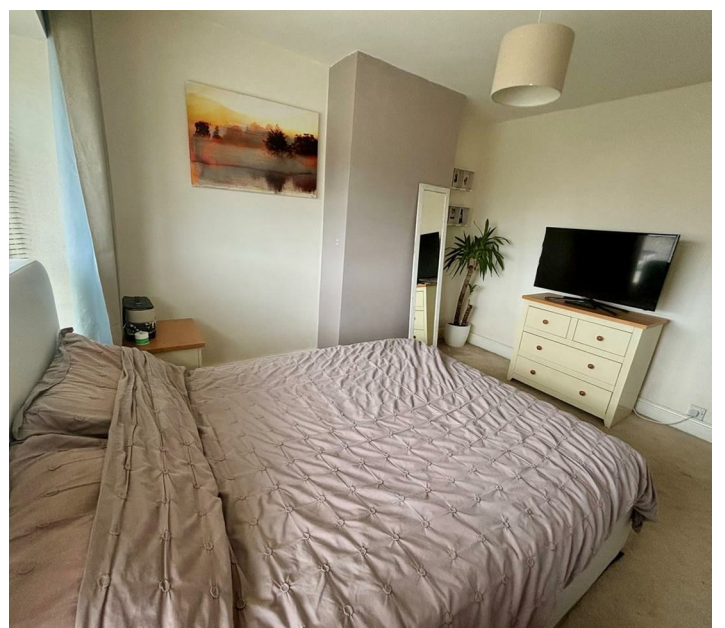
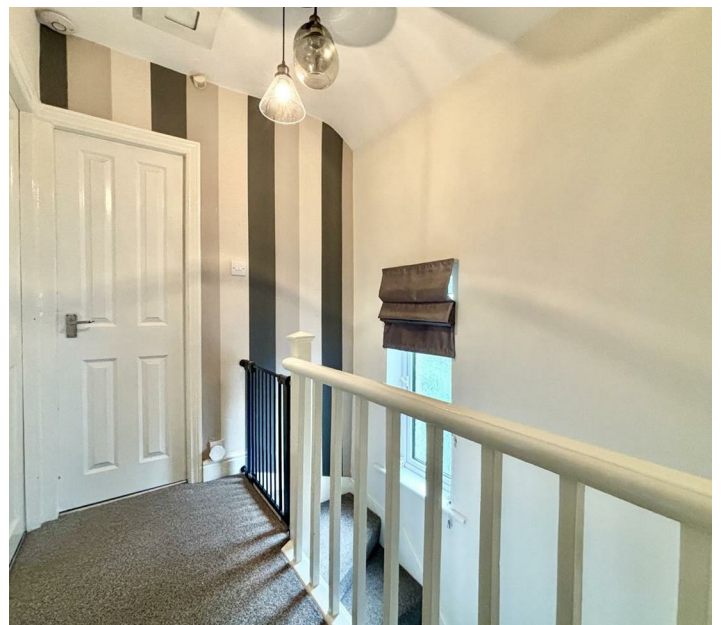
A modern, fully tiled bathroom comprising of a panelled bath with a rainfall shower over, pedestal washbasin and a low flush WC. Window to the rear elevation and a black heated towel rail.

## **EXTERNAL**

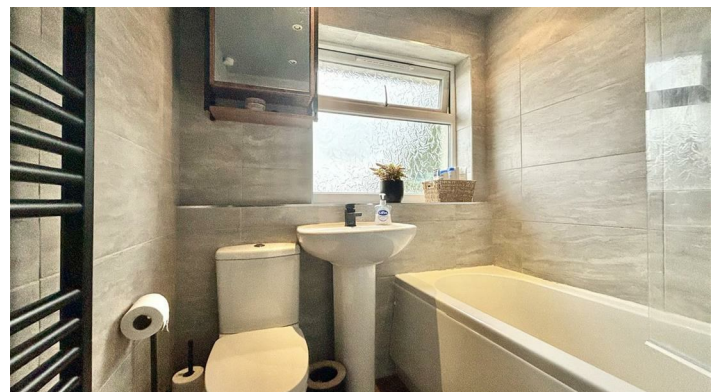
To the front of the property is currently off-road parking for one car and a lawned area. An attached garage with an 'up and over' door runs down the side of the house and has a window and door to the rear garden. To the rear of the property is a south east facing, split-level garden, consisting of two paved patio areas, low maintenance flowerbeds with mature shrubs and an enclosed boundary.

## **EPC to follow**













## Directions

From our office in Queensbury, head up the High Street in the Halifax direction. Proceed on West End, past the church and after a short distance look out for Fleet Lane on your right. Take the turning and number 7 is on your left advertised by our for sale board.

## Viewings

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

## EPC Rating:

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