



45 Roper Lane, Queensbury, Bradford, BD13 2DQ

£160,000

- TWO BEDROOM MID TOWN-HOUSE
- OPEN DISTANT VIEWS TO THE REAR
- GAS CENTRAL HEATING
- BALCONY AND GARDEN TO THE REAR
- MODERN NEUTRAL DECOR
- WELL PRESENTED THROUGHOUT
- GROUND FLOOR EXTENSION
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- IDEAL FIRST TIME BUY

45 Roper Lane, Bradford BD13 2DQ

**** TWO BEDROOM MID TOWN-HOUSE ** STUNNING VIEW TO THE REAR ** WELL PRESENTED THROUGHOUT ** SOUGHT-AFTER POSITION **** Bronte Estates are pleased to offer for sale this extended property on the popular Roper Lane in Queensbury. Well presented throughout and offering two double bedrooms, modern kitchen & bathroom, potential off-road parking and open views to the rear with a decked balcony. Early viewing is advised. Briefly comprising of: Porch, Hallway, Dining-Kitchen, extended Lounge, two Bedrooms & Bathroom.



Council Tax Band: B



Porch

A front UPVC entrance porch. Tiled floor and a door to the hallway.

Hallway

Stairs lead off to the first floor, central heating radiator and a door to the dining-kitchen.

Dining-Kitchen

13'8 x 11'4

A modern fitted kitchen with a good range of base and wall units, laminated working surfaces and splash-back wall tiling. One and a half bowl enamel sink and drainer with pot-washer tap, gas cooker point and plumbing for a washing machine. There is a window to the front elevation, tiled floor, door to the lounge and a modern vertical radiator.

Lounge

15'2 x 11'8

A large picture window and a glazed door make the most of the impressive open views. Cast iron gas stove, two central heating radiators and LVT flooring. The door leads out to a decked seating area and steps down to the garden.

First Floor

Access to both bedrooms and the bathroom.

Bedroom One

12'0 x 8'9

Four door fitted wardrobe and drawers, two windows to the front elevation and a central heating radiator.

Bedroom Two

8'5 x 8'3

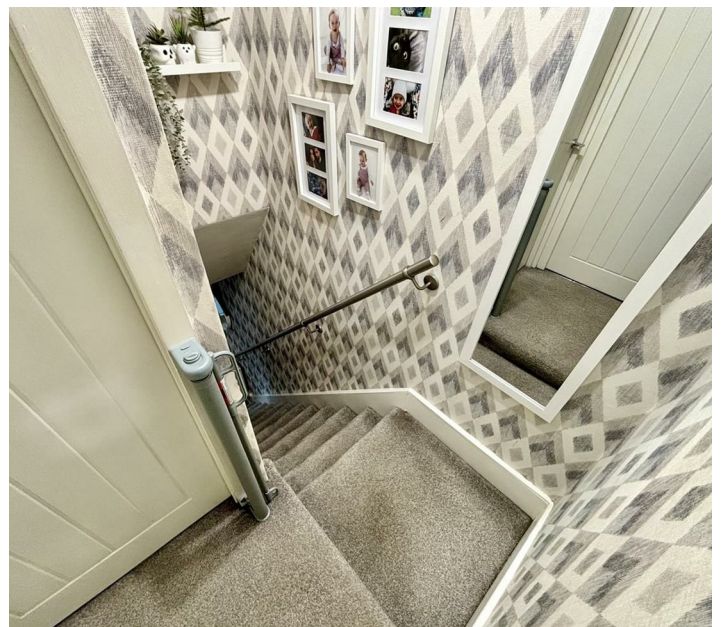
Window to the rear elevation and a central heating radiator.

Bathroom

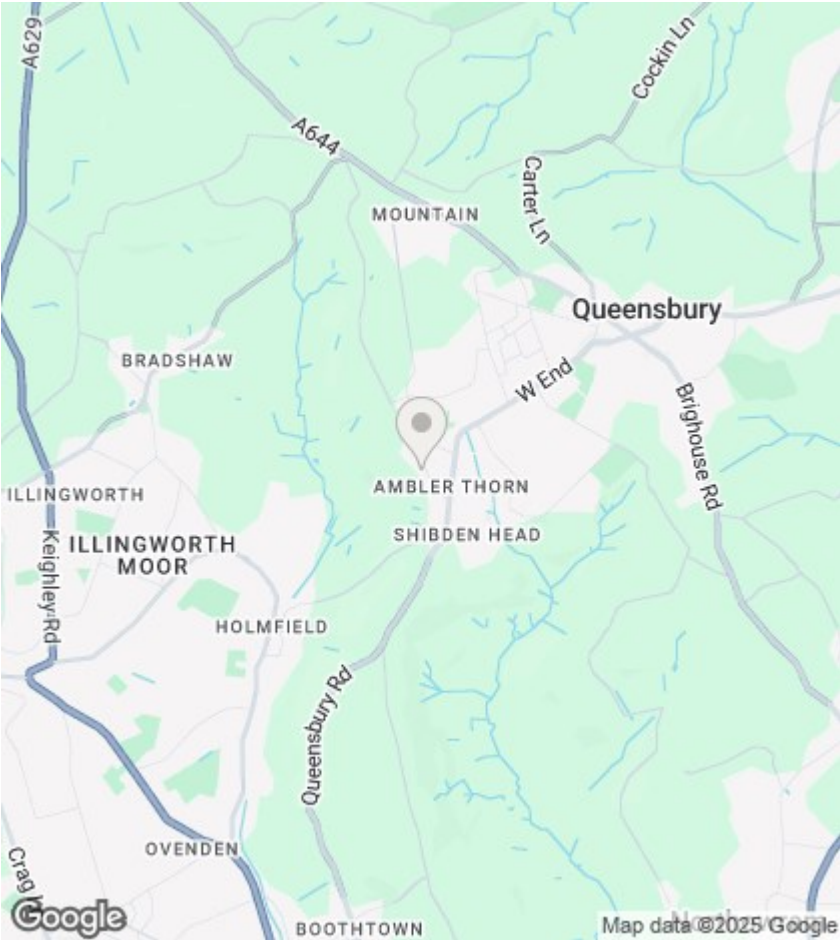
A modern, fully tiled bathroom comprising of a panelled bath with centre taps and a rainfall shower over, feature bowl style washbasin and a low flush WC. LED wall mirror, vertical radiator and a window to the rear elevation.

External

To the front of the property is a low maintenance gravel area (currently used for parking) and to the rear is a raised deck seating area with steps down to a further garden space with open views.







Directions

Viewings

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

EPC Rating:
D

