



66 Back Lane, Queensbury, Bradford, BD13 1HH

Offers Over £245,000

- THREE BEDROOM DETACHED
- SPACIOUS HALL & LANDING
- ATTACHED SINGLE GARAGE
- UPVC DOUBLE GLAZING
- SOME UPDATING REQUIRED
- TWO RECEPTION ROOMS
- DOUBLE DRIVE TO THE FRONT
- PLEASANT REAR GARDEN
- CENTRAL HEATING
- NO CHAIN

66 Back Lane, Bradford BD13 1HH

**** SPACIOUS THREE BEDROOM DETACHED ** TWO RECEPTION ROOMS ** CENTRAL HEATING & DOUBLE GLAZING ** GARAGE ** DRIVE FOR SEVERAL CARS ** GARDEN FRONT & REAR ** **NO CHAIN**** Bronte Estates are delighted to offer for sale this well proportioned detached property on the popular Back Lane at Clayton Heights. Although some modernisation is required, the property has been well maintained and could be moved straight into. Briefly comprising of: Side Entrance Hall, Lounge, Dining Room, Kitchen, WC and to the first floor are three Bedrooms and a family Bathroom. Ample off-road parking and manageable gardens, plus an attached single garage with electric door. Situated close to local amenities and transport links. Arrange your viewing now.



Council Tax Band: D



Hallway

14'4 x 7'6

A side entrance door leads into the hallway. Stairs lead off to the first floor and there are doors to the lounge, kitchen, dining room and a ground floor WC. Central heating radiator.

Lounge

15'1 x 10'8

Bay window to the front elevation, stone effect fireplace with an inset living flame gas fire and a central heating radiator.

Dining Room

15'2 x 8'2

Window to the rear overlooking the garden and a central heating radiator. Plenty of space for a large dining table and chairs.

Kitchen

14'4 x 8'0

Fitted with a range of base and wall units, laminated work surfaces and part tiled walls. There is plumbing for a dishwasher and washing machine, along with a window and exterior door to the side elevation.

WC

Window to the side elevation, low flush WC and a modern washbasin with mixer tap and storage below. Central heating radiator.

First Floor Landing

A spacious landing area with a window to the side elevation, airing cupboard and access to the bedrooms and bathroom.

Bedroom One

13'3 x 10'1

Window to the front elevation, wall to wall fitted wardrobes and a central heating radiator.

Bedroom Two

12'1 x 7'1

Window to the rear elevation, two double fitted wardrobes and a central heating radiator.

Bedroom Three

7'7 x 7'6

Window to the rear elevation and a central heating radiator.

Bathroom

Family bathroom comprising of a bath with shower tap attachment, pedestal washbasin and a low flush WC. Airing cupboard, window to the side elevation and a central heating radiator. This is a spacious bathroom that could accommodate a separate shower with some reconfiguration.

Loft

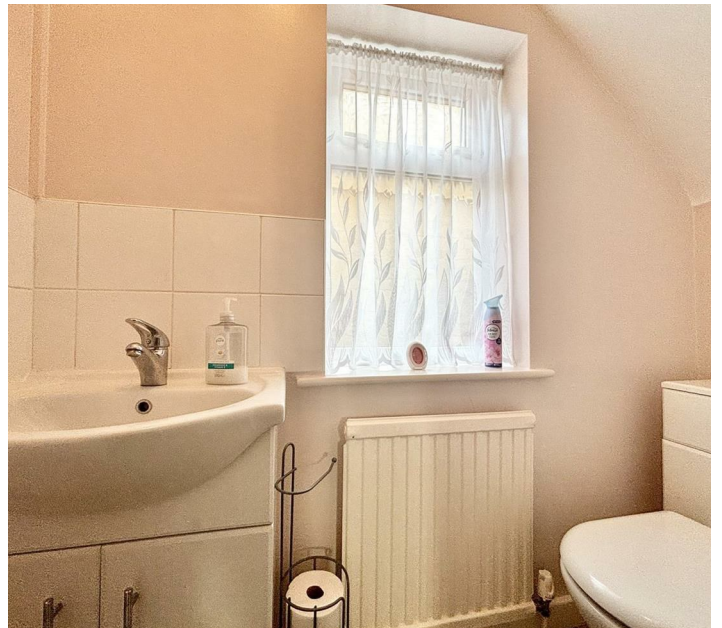
Loft space accessed from the landing, providing further storage space.

External

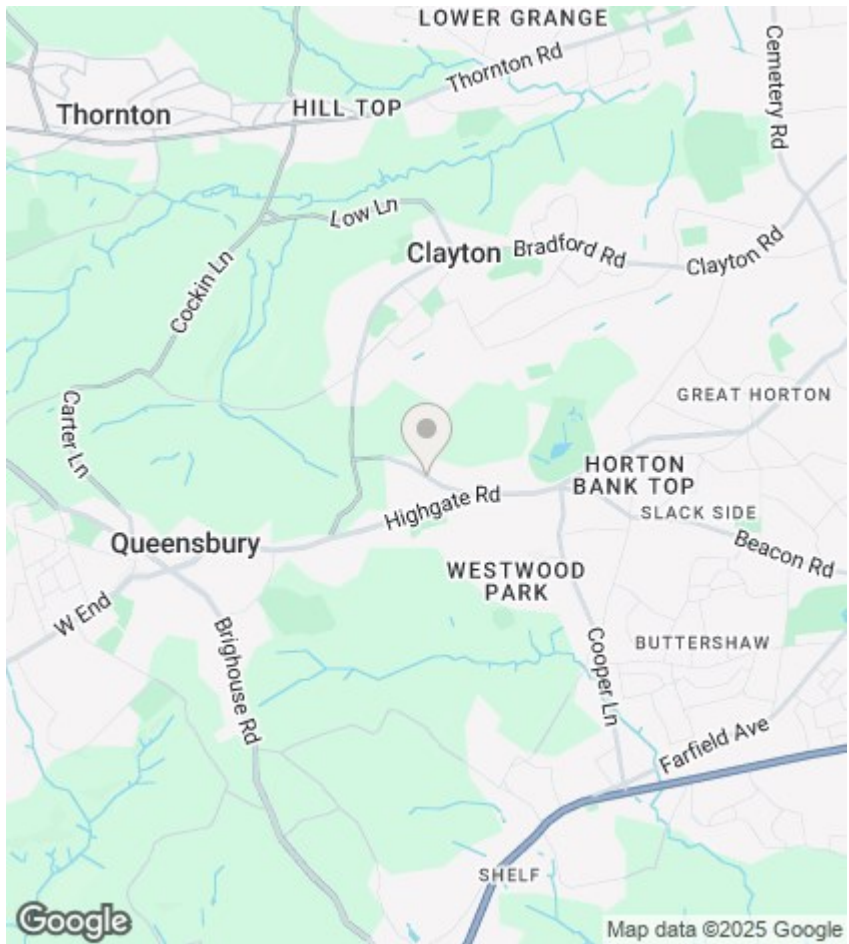
To the front of the property are two separate driveways providing off-road parking and a lawn with flower bed and hedging. The drive to one side of the house leads to the garage. To the rear is a pleasant garden consisting of lawned areas, flower beds and mature shrubs & trees.

Garage

Attached single garage with an electric remote control door to the front and a UPVC window & door to the garden.







Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

