



36 Roper Lane, Queensbury, Bradford, West Yorkshire, BD13 2DQ Offers Over £195,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented SEMI-RURAL TWO BEDROOM SEMI-DETACHED COTTAGE located in Queensbury, Bradford - BD13. With a gated driveway offering off-street parking, characterful features throughout, and far-reaching views, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance, lounge, store, breakfast kitchen, dual-staircases to upper floor; two double bedrooms, bathroom and loft. Externally the property has a gated low-maintenance garden/driveway to the front of the property offering an ideal outdoor seating area, or gated parking if preferable. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance



One of two entrances to the front of the property, the second being into the kitchen.
Offering space for a coats & shoes, with access to the first floor and lounge.

Lounge



Spacious lounge with a view to the front of the property and access to a store room.
With hard-wood flooring, central character fireplace and ample room for a large suite and dining table as seen.

Kitchen



Well-presented modern kitchen to the front of the property with external farm-house door access to the garden and a spiral staircase to the first floor.
With laminate flooring throughout and a good range of matching white units with complementary worktops.
Appliances - electric hob with overhead extractor, tower unit oven/grill and microwave and sink with drainer.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with a view to the front of the property and access through to the other bedroom (currently unused).
Offering ample room for a large bed with side tables and full-length wardrobes as seen.

Bedroom



Second bedroom, a further double with spiral staircase access from the kitchen or through from the other bedroom.
Offering ample room for a double bed with side tables and wardrobes.

Bathroom



Contemporary house bathroom with frosted window and tiled walls and flooring.
Fitted with a matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Front



The property benefits from a gated driveway/garden to the front of the property offering great privacy. With parking easily accessible on-street, the space offers an ideal garden space with room for outdoor seating, or for gated parking if preferable.

