



**Back Lane, Queensbury Bradford BD13 1HB**



**welcome to**

**Back Lane, Queensbury Bradford**

One/two bedroom dormer bungalow in need of a little TLC. Lots of opportunity to add value. A handy occasional room offers flexibility to be used as a second bedroom, office or a dining room.



### Auctioneer's Comments

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### Entrance Porch

Stone built side porch with UPVC door.

### Lounge

14' 3" into bay x 8' 9" plus doorway ( 4.34m into bay x 2.67m plus doorway )

With UPVC window providing spectacular views.

### Occasional Room

10' 10" at widest x 10' 9" ( 3.30m at widest x 3.28m )

With access to conservatory and stairs.

### Kitchen

6' 8" x 9' 6" ( 2.03m x 2.90m )

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer.

### Conservatory

8' 6" x 15' 7" ( 2.59m x 4.75m )

### Bedroom One

16' 2" x 14' 2" ( 4.93m x 4.32m )

Located on the first floor with dormer window and gable end window providing amazing views.

### Shower Room

Comprises of shower cubicle, wash hand basin and w/c.

### Outside

Tiered garden, access via stone steps to the front and rear.



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## **Back Lane, Queensbury Bradford**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One/ two bedroom
- Dormer bungalow

Tenure: Freehold EPC Rating: D

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF115225 - 0010

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