









# 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 dining room.













### **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**

- One/two bedroom
- Dormer bungalow
- Conservatory
- Provides amazing views
- Offers over £160,000

Tenure: Freehold EPC Rating: D

Council Tax Band: B

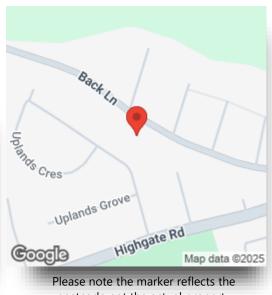
offers over

£160,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115907



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