



Fleet Lane, Queensbury,

£279,950

* DETACHED BUNGALOW * TWO BEDROOMS * GENEROUS PLOT * SCOPE TO EXTEND (STPP) *
* TWO RECEPTION ROOMS * MODERN KITCHEN & SHOWER ROOM * DRIVE & GARAGE *

This two bedroom detached bungalow would make a fantastic purchase for anybody looking to downsize.

Situated on this generous plot which offers potential to extend (subject to planning).

The property benefits from two reception rooms, modern kitchen, shower room, ample driveway and garden to rear.

Briefly comprising entrance porch, hallway, lounge, kitchen, dining room, two bedrooms and a shower room.

To the outside there are gardens to both front and rear, together with a driveway leading to an attached garage.



Entrance Porch

Hall

With radiator.

Kitchen

12'8" x 7'8" (3.86m x 2.34m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, integrated washing machine, tripple glazed window and door to rear.

Dining Room

7'9" x 8'6" (2.36m x 2.59m)

With radiator and tripple glazed window.

Lounge

15'9" x 11'5" (4.80m x 3.48m)

With a living flame gas fire, radiator and tripple glazed window.

Bedroom One

10'8" x 10'1" (3.25m x 3.07m)

Modern sliding door wardrobes, radiator and tripple glazed window.

Bedroom Two

11' x 9'8" (3.35m x 2.95m)

With radiator, tripple glazed window, modern sliding door wardrobes.

Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, towel radiator, tripple glazed window.

Exterior

To the outside there is ample driveway parking leading to an attached garage, gardens front and rear with a shed to the rear.

Directions

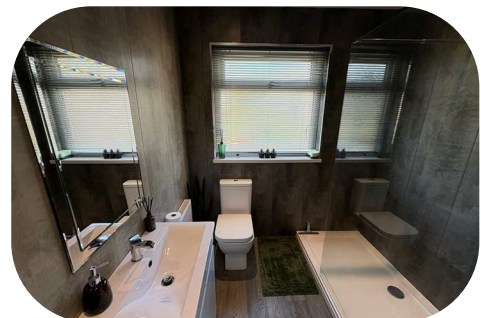
From our office on Queensbury High Street head towards Russell St, turn right onto Fleet Ln, go through the roundabout and the property .

TENURE

FREEHOLD

Council Tax Band

D/Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk