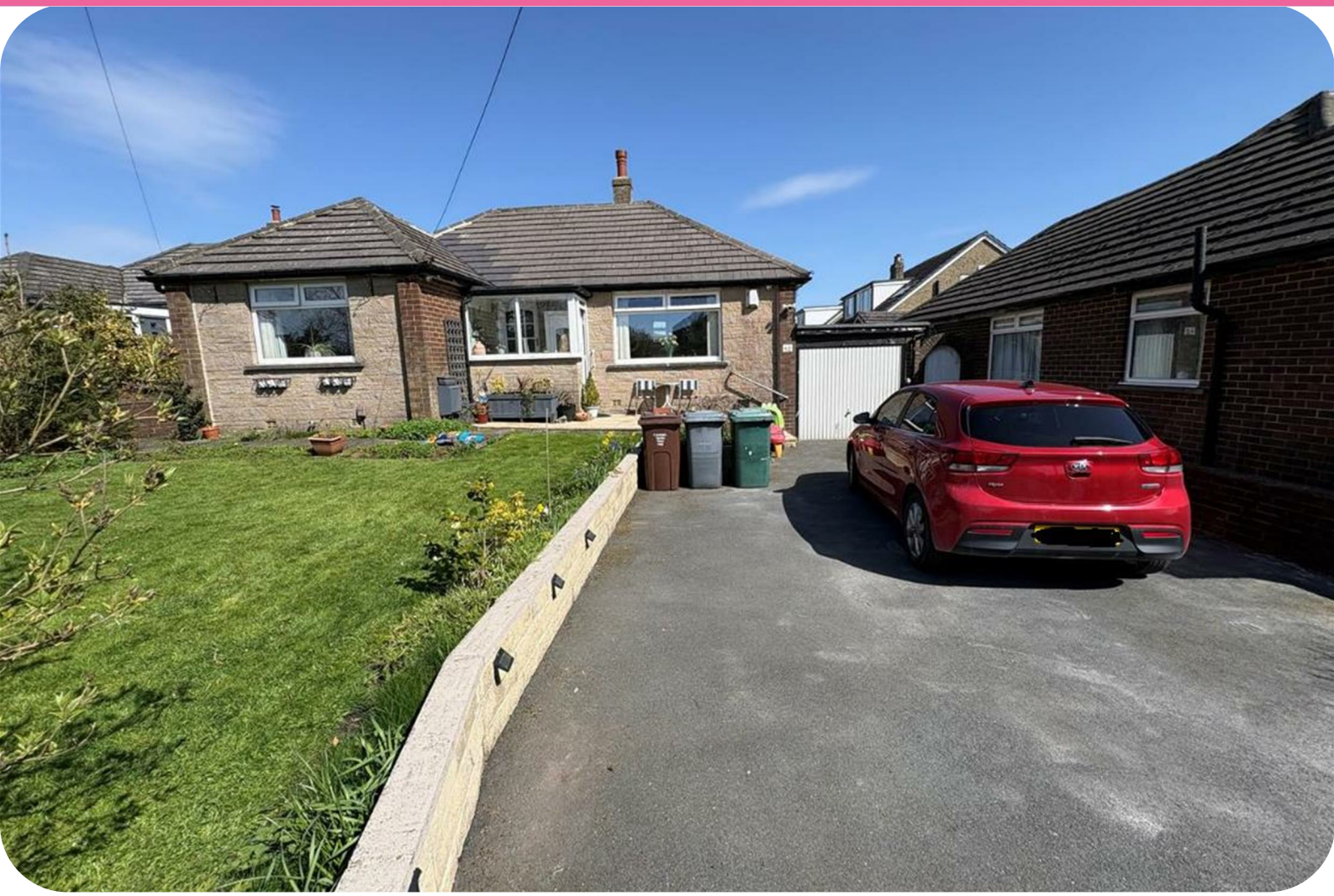
Sugdens
Sales & Lettings



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.

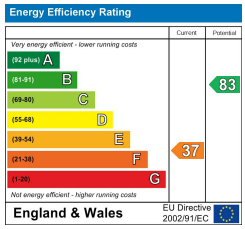
Directions
From our office on Queensbury High Street head towards Russell St, turn right onto Fleet Ln, go through the roundabout and the property .

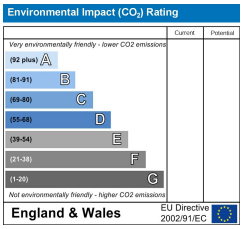
TENURE
FREEHOLD

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.





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The Property Ombudsman
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