



Deanstones Lane, Queensbury,

Offers Over £140,000

**** CALL SUGDENS 01274 619 999 TO BE THE FIRST TO VIEW ****

**** SEMI DETACHED ** THREE BEDROOMS ** IN NEED OF MODERNISATION & REPAIR ****

**** SOUGHT AFTER LOCATION ** NO CHAIN ** GARDENS & GARAGE ****

Available with vacant possession is this three bedroom semi detached house. Benefits both gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining-kitchen, three first floor bedrooms and house bathroom.

To the outside there are gardens, driveway and garage.



Entrance

Radiator.

Lounge

14'5" x 14'0" (4.39m" x 4.27m")

Electric gas fire and radiator.



Dining - Kitchen

15'10" x 8'11" (4.83m" x 2.72m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, cooking point, plumbing for auto washer, electric gas fire, radiator and pantry.

First Floor Landing

Bedroom One

10'9" x 9'6" (3.28m" x 2.90m")

Fitted wardrobes and radiator.



Bedroom Two

10'11" x 10'0" (3.33m" x 3.05m")

Bedroom Three

6'9" x 4'6" (2.06m" x 1.37m")



Bathroom

Three piece suite comprising panel bath, pedestal wash basin, low flush wc and radiator.



Exterior

Outside there are gardens to front and rear with a driveway to the side leading to a detached garage.



Directions

From our Queensbury Office head west on High St/A647 towards Russell St, continue to follow A647, in 0.3 miles turn left onto Deanstones Ln and the property will shortly be seen displayed via our For Sale board.

Council Tax Band

Tenure

FREEHOLD

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

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

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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