



## Deanstones Lane, Queensbury,

**£170,000**

\* MID TERRACE \* TWO BEDROOMS \* EXTENDED \* MODERN KITCHEN & BATHROOM \*  
\* CLOSE TO AMENITIES \* GOOD SIZED PLOT \* GARDEN \* GARAGE \* PARKING \*

A fantastic opportunity for FTB/young family to purchase this two bedroom extended terrace house.

Situated on the outskirts of Queensbury Village which boasts amenities, shops and a choice of primary and secondary schools.

Benefits from a modern kitchen, house bathroom and downstairs wc.

To the outside the property sits on a good sized plot with a large garden to the rear, there is also the added benefit of a garage and off street parking.

Viewing is highly recommended.



## Entrance Vestibule

## Lounge

12'5" x 11'6" (3.78m x 3.51m)

With living flame gas fire, radiator and double glazed window.

## Dining Room

12'5" x 8'8" (3.78m x 2.64m)

With radiator.

## WC

With low suite wc, vanity sink unit, useful storage.

## Kitchen

14'5" x 7'1" (4.39m x 2.16m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated microwave, oven, hob and extractor hood, plumbing for auto washer, radiator, double glazed window, French doors to rear.

## First Floor

## Bedroom One

10'8" x 15'7" (3.25m x 4.75m)

With radiator and double glazed window.

## Bedroom Two

9'4" x 9'3" (2.84m x 2.82m)

With radiator and double glazed window.

## Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

## Exterior

To the outside there is a large garden to the rear with lawn, raised borders, off-road parking and a garage.

## Directions

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

## TENURE

FREEHOLD

## Council Tax Band

B / 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-91kWh) <b>A</b>			(92-91kWh) <b>A</b>		
(81-91kWh) <b>B</b>			(81-91kWh) <b>B</b>		
(69-80kWh) <b>C</b>			(69-80kWh) <b>C</b>		
(55-68kWh) <b>D</b>			(55-68kWh) <b>D</b>		
(39-54kWh) <b>E</b>			(39-54kWh) <b>E</b>		
(13-38kWh) <b>F</b>			(13-38kWh) <b>F</b>		
(1-12kWh) <b>G</b>			(1-12kWh) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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