



**Lane Side, Queensbury,**

**£179,950**

**\* STONE COTTAGE \* TWO BEDROOMS \* IN SEMI-RURAL LOCATION \*  
\* MODERN BATHROOM \* LANDSCAPED GARDEN \***

Well presented throughout with accommodation over four floors, is this delightful two bedroom stone cottage. Benefits from gas central heating, UPVC wooden windows and briefly comprises entrance, lounge, basement kitchen, first floor bedroom and modern house bathroom with white suite, together with an overall attic bedroom to the second floor. Grade II listed To the outside there is a lovely landscaped garden.



## Lounge

15'1" x 13'8" (4.60m x 4.17m)

Having a wood burning stove in fireplace surround, exposed wooden floorboards, radiator and double glazed window.

## Basement Kitchen

14' x 6'4" (4.27m x 1.93m)

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, breakfast bar, radiator, plumbing for auto washer, double glazed window, oven, hob and extractor hood.

## First Floor

### Bedroom One

9'4" x 11'4" (2.84m x 3.45m)

With wood floor, radiator and double glazed window.

### Bathroom

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

### Occasional Room

Currently used as a Dressing Room.

## Second Floor

### Bedroom Two

15'5" x 8'1" (4.70m x 2.46m)

With radiator, velux window and eaves storage.

## Exterior

To the outside there is a lovely enclosed landscaped garden.

## Directions

From our office on Queensbury High Street head toward Gothic St, left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, left onto Lane Side, continue onto Low Ln and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A / 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                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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