



Deanstones Lane, Queensbury,

£160,000

* TERRACE * TWO BEDROOMS * CLOSE TO AMENITIES * GOOD SIZED PLOT *
* IDEAL STARTER HOME * GARAGE *

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

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

Benefits from a dining kitchen, GCH, DG, garage and large garden to rear.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, rear porch, two first floor bedrooms and a shower room.

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. Viewing is highly recommended.



Entrance Vestibule

Lounge

12'4" x 11'6" (3.76m x 3.51m)

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

Dining Kitchen

14' x 8'8" (4.27m x 2.64m)

With fitted wall and base units incorporating sink unit, oven, hob, extractor hood, plumbing for auto washer, radiator, pantry providing useful storage, double glazed window.

Rear Porch

5'7" x 9'9" (1.70m x 2.97m)

With radiator and upvc door to rear.

First Floor

Bedroom One

15'5" x 10'8" (4.70m x 3.25m)

With radiator, double glazed window and ornamental fireplace.

Bedroom Two

9'5" x 9'3" (2.87m x 2.82m)

With radiator and double glazed window.

Shower Room

Three piece suite comprising shower cubicle, low suite wc., vanity sink unit, radiator and double glazed window.

Exterior

To the outside there are large well stocked gardens with lawn, patio and decking. Together with a single garage to the rear.

Directions

From our office on Queensbury High Street head towards Russell St, continue to follow A647, after 0.3 mile turn left onto Deanstones Lane and the property will be seen displayed via or 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
71	79		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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