



Long Lane, Queensbury, Offers Over £300,000

This three-bedroom, stone-built semi-detached home is located in a highly sought-after position on the outskirts of Queensbury Village. The area is well known for its excellent range of local shops, amenities, and well-regarded primary and secondary schools, making it a popular choice for families and professionals.

The house offers excellent potential for extension (subject to the necessary planning permissions) but requires a program of modernisation. Several rooms need renovation to bring the property up to a comfortable living standard. This creates a great opportunity for buyers to refurbish the property and shape it into a home suited to their own style and needs. Outside, the property benefits from a rear garden and a driveway providing ample off-street parking, which leads to a large double garage.

The property is offered with vacant possession and no onward chain, helping to make the buying process more straightforward. A superb project property with strong potential when modernised.



Entrance Vestibule

Dining Kitchen

19'4 x 9'3 (5.89m x 2.82m)

Fitted wall and base units with Stainless Steel sink unit. Oven and gas hob with extractor fan above and integrated fridge freezer. Two central heating radiators and two double glazed windows.

Utility Room

Plumbing for a washing machine.

Cellar

Useful storage space.

Lounge

16'5 x 13'3 (5.00m x 4.04m)

Coal effect fire with fireplace surround. Central heating radiator and double glazed window.

First Floor Landing

Double glazed window.

Bedroom One

9'8 x 18'11 (2.95m x 5.77m)

Central heating radiator and two double glazed windows.

Bedroom Two

6'2 x 9'6 (1.88m x 2.90m)

Central heating radiator and double glazed window.

Bedroom Three

12'1 x 9'4 (3.68m x 2.84m)

Central heating radiator and double glazed window.

Bathroom

Three piece suite comprising of; low flush WC, panel bath and hand wash basin. Heated towel rail and double glazed window.

External

Good size garden to the rear with patio and lawn area. Driveway leading to double garage.

Council Tax

Band D.



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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