



Russell Hall Lane, Queensbury,

£220,000

**** SEMI DETACHED ** TWO BEDROOMS + OCCASIONAL ROOM ** SPACIOUS ** CHARACTERFUL ****
**** CONSERVATORY ** WELL MAINTAINED ** GARDENS, GARAGE & PARKING ****

This charming and spacious two-bedroom semi-detached home, dating back to the 1800s, offers an abundance of character, generous living accommodation and a flexible layout to suit a variety of buyers.

Situated in the heart of Queensbury Village, the property enjoys easy access to local amenities, shops, and well-regarded schools.

Externally, the home benefits from well-maintained front and rear gardens, ample off-road parking and a driveway leading to a detached garage. Further features include gas central heating and double glazing throughout.

Combining period charm with practical modern conveniences, this attractive property would make an ideal purchase for first-time buyers, couples, families, or those looking to downsize while remaining close to local services and transport links.



Entrance
Radiator.

W/C

Low flush wc, pedestal wash basin, extractor fan, storage cupboard and radiator.

Lounge

14'4" x 15'0" (4.37m" x 4.57m")

Electric fire with feature fireplace surround and radiator.

Dining Kitchen

13'3" x 12'9" (4.04m" x 3.89m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for water and radiator.

Conservatory

Radiator and french door leading to rear.

Cellar

Useful storage.

First Floor Landing

Bedroom One

12'4" x 15'0" (3.76m" x 4.57m")

Built in wardrobes and radiator.

Bedroom Two

12'7" x 9'7" (3.84m" x 2.92m")

Fitted wardrobes and radiator.

W/C

Low flush wc, pedestal wash basin and extractor fan.

Shower Room

Access via bedroom one.

Four piece suite comprising shower cubicle, panel bath, low flush wc and pedestal wash basin.

Occasional Room

13'3" x 17'0" (4.04m" x 5.18m")

Velux window and radiator.

Exterior

Well maintained garden to front and rear together with a driveway leading to a single garage.

Council Tax Band

D

Tenure

FREEHOLD.



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		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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