



## 6 Lane Top

- TWO BEDROOM COTTAGE
- SEMI DETACHED
- RURAL LOCATION
- SUPERB OPEN VIEWS

**Offers In Region Of £155,000**  
EPC Rating '50'





## Property Description

**\*\* TWO BEDROOM CHARACTER COTTAGE \*\* SUPERB RURAL VIEWS! \*\* GAS CENTRAL HEATING \*\* COTTAGE GARDEN \*\*** Whitney's are delighted to offer for sale this superb property with breath-taking open views across countryside to the front. This really is a very special position indeed! Although a degree of modernisation is required, the property does have full gas central heating. Situated between Queensbury village and West Scholes with easy on-road parking near by. Briefly comprising of a characterful lounge with open fire and exposed beams, fitted kitchen with access to a useful cellar, two first floor bedrooms and a modern bathroom. The master bedroom is 17' long and could offer potential to split to create two rooms, subject to obtaining any required planning consents or approvals. Garden to the front. **\*\*\*NO CHAIN\*\*\***





#### LOUNGE

17' 3" Max. x 14' 7" Max. (5.26m x 4.44m) The front door opens directly into the lounge with the stairs off to the first floor and an opening to the kitchen. There are windows to the front and rear elevations, exposed beams, an open fireplace and two central heating radiators.

#### KITCHEN

9' 4" x 7' 4" (2.84m x 2.24m) An 'L' shaped kitchen with a range of base and wall units, laminated working surfaces and splashback wall tiling. There is a gas cooker point with an extractor above, stainless steel sink and drainer, window to the rear elevation and a door to the cellar.



#### CELLAR

A useful keeping cellar providing a good amount of storage, with plumbing for a washing machine and the central heating boiler.

#### FIRST FLOOR

Landing area with access to both bedrooms and the bathroom.

#### BEDROOM ONE

17' 2" x 11' 3" (5.23m x 3.43m) A spacious master bedroom with windows to the front enjoying the panoramic open views. Exposed beams, access to the loft space and two central heating radiators.



#### BEDROOM TWO

8' 7" Max. x 6' 6" (2.62m x 1.98m) Fitted cupboard providing additional storage, central heating radiator and a window to the front elevation.

#### BATHROOM

9' 7" x 4' 5" (2.92m x 1.35m) A modern bathroom suite comprising of a 'P' shape bath with rainfall shower over and glass screen, and a washbasin and WC set in a fitted unit with storage. Window to the rear elevation.

#### EXTERNAL

To the front of the property is a cottage garden with a paved area, lawn, flowerbeds and mature shrubs and trees. Parking is available nearby on Thornton Road.





## **PURCHASE DETAILS:**

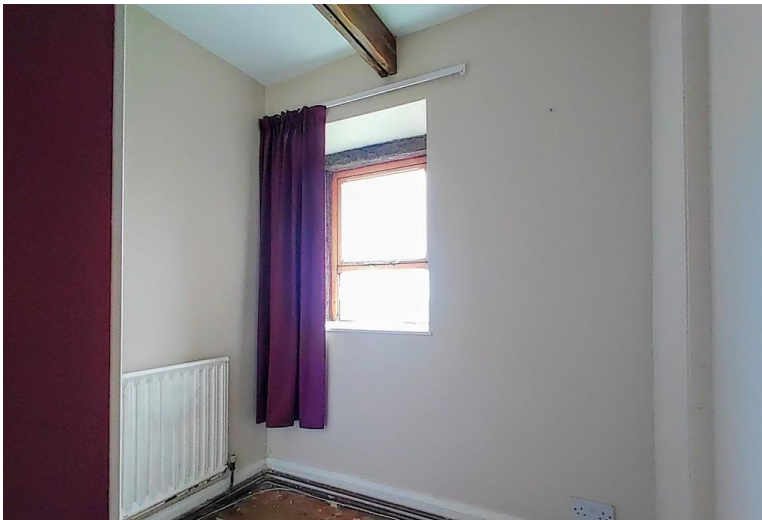
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements