



Mill Lane, Queensbury Offers Over £350,000

**** DETACHED BUNGALOW ** EXCELLENT POTENTIAL ** LARGE OUTBUILDINGS & YARD ** THREE BEDROOMS **
CONSERVATORY ** GARDENS ** AMPLE PARKING ** WELL PRESENTED ****

EXCELLENT OPPORTUNITY for BUILDER/ TRADESMAN who is looking for a property with OUTBUILDINGS and AMPLE PARKING for VEHICLES.

Having the flexibility to work from home with GENEROUS OUTSIDE SPACE, properties like this are RARE TO THE MARKET.

This THREE BEDROOM DETACHED BUNGALOW has been MODERNISED throughout and offers FAMILY SIZED ACCOMMODATION.

Benefits from MODERN FITTED KITCHEN, HOUSE BATHROOM, gas central heating and double glazing.

The accommodation briefly comprises of an entrance porch, study, dining kitchen, conservatory, hallway, lounge, three bedrooms and house bathroom.

To the outside there are lawned and patio gardens a LARGE OUTBUILDING, a good size WORK YARD and AMPLE PARKING for LARGE VEHICLES.

Farmland Bungalow

Approximate Gross Internal Area: 133.7 sqm (1432 sq ft)
Garage: 122.26 sqm (1321 sq ft)
Total: 255.96 sqm (2753 sq ft)



Illustration for identification purposes only. Measurements are approximate, not to scale.
Floorplan created using ©2017 3D Systems





Excellent opportunity for a builder/tradesman who is looking for a property with outbuildings and ample parking for vehicles. Having the flexibility to work from home with generous outside space, properties like this are rare to the market.

This three bedroom detached bungalow has been modernised throughout and offers family sized accommodation. Benefits from modern fitted kitchen, house bathroom, gas central heating and double glazing. The accommodation briefly comprises of an entrance porch, study, dining kitchen, conservatory, hallway, lounge, three bedrooms and house bathroom. To the outside there are lawned and patio gardens a large outbuilding, a good size storage yard and ample parking for large vehicles.

Porch/Utility Room

Fitted wall and base units with complimentary work surfaces, tiled splash back, plumbing for an automatic washing machine, radiator and a double glazed window.

Study Room

Radiator and a two double glazed windows.

Dining Kitchen

21'2 x 9'10 (6.45m x 3.00m)

Modern fitted wall and base units with complimentary work surfaces, ceramic sink unit, tiled splash, range cooker, integrated dishwasher, radiator, double glazed window and french doors leading to conservatory.

Conservatory

12 x 8'9 (3.66m x 2.67m)

Three double glazed windows and french doors leading to garden.

Hallway

Radiator and loft access.

Lounge

14'9 x 11'11 (4.50m x 3.63m)

Modern living flame gas fire with marble inset, hearth and fireplace surround, radiator and three double glazed windows.

Bedroom One

11'10 x 10'6 (3.61m x 3.20m)

Modern range of sliding wardrobes, radiator and a double glazed window.





Bedroom Two

12'2 x 9'11 (3.71m x 3.02m)

Laminate wood floor, radiator and a double glazed window.



Bedroom Three

11'11 x 9'10 (3.63m x 3.00m)

Laminate wood floor, fitted storage cupboard, radiator and a double glazed window.

House Bathroom

Modern three piece suite comprising of a panelled bath with a thermostatic shower over, glass shower screen, low flush w/c, pedestal wash basin, tiled walls, radiator and a double glazed window.

Exterior

To the outside there is a large outbuilding which would be useful for storage of machinery equipment, spacious work yard which has a variety of uses and ample off street parking. There is a lawned garden and patio area with views over The Mountain.



Farmfield Bungalow

Approximate Gross Internal Area = 124.7 sq m / 1342 sq ft
 Garage = 125.9 sq m / 1355 sq ft
 Total = 250.6 sq m / 2697 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2017 (ID 392898)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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

