



60 Uplands Avenue, Queensbury, Bradford, BD13 1ER

OFFERED WITH NO CHAIN! ENVIABLE CORNER PLOT POSITION! Vast amount of scope to create additional accommodation within this lovely SEMI DETACHED BUNGALOW. Situated within this increasingly sought after area of Clayton Heights/Queensbury BD13, which is well placed for many amenities whilst having many semi rural walks close by. This versatile property offers TWO/THREE BEDROOMS and is further enhanced with pleasant views across the valley. Briefly comprising: Entrance hallway, lounge, dining room (former bedroom), kitchen, bedroom and wet room. The first floor bedroom has a vast amount of storage and enjoys far reaching views. Externally are low maintenance gardens to the front and rear with driveway to the side leading to detached garage.

£225,000

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ENTRANCE PORCH 3'11" x 7'9" (1.2m x 2.36m)

HALLWAY With open stairs to the first floor

LOUNGE 12'1" x 11'10" (3.68m x 3.6m)

Good size lounge with feature archway and French doors leading to the dining area

DINING ROOM 10'9" x 10'3" (3.28m x 3.12m)

Former bedroom

KITCHEN 9'9" x 8'1" (2.97m x 2.46m)

Fitted kitchen with a selection of wall and base units, worktops, oven hob and extractor, plumbing for washer. Pantry area

BEDROOM ONE 12' x 11' (3.66m x 3.35m)

WET ROOM

Adapted for disabled use is this large wet room with fitted seat, sink and W.C

FIRST FLOOR

BEDROOM TWO 10'1" x 9' (3.07m x 2.74m)

Good size room with great views and lots of storage. Large under eaves storage

OUTSIDE

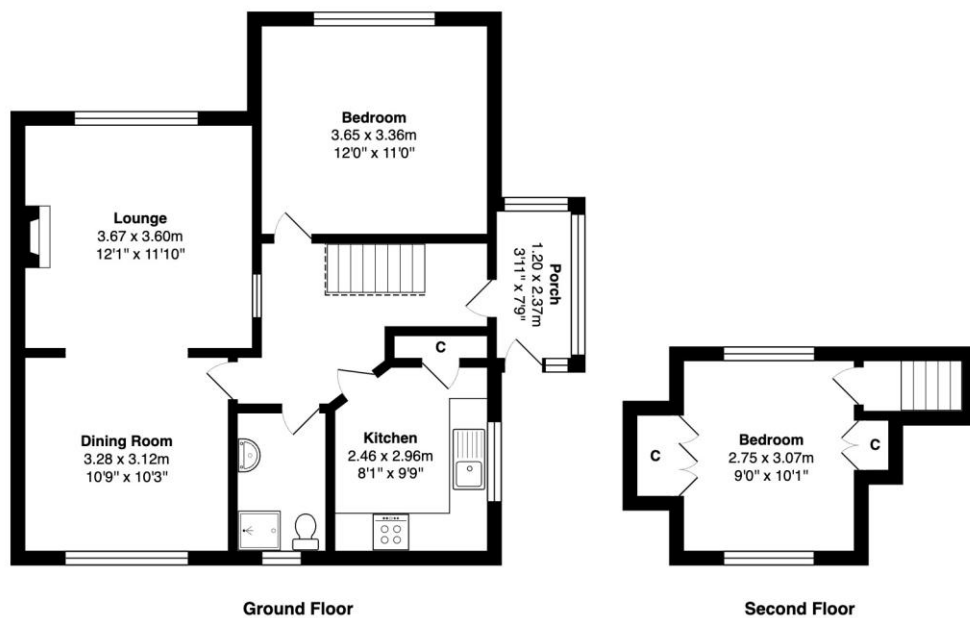
Sat on a corner plot with pleasant gardens, drive to side leading to garage and rear gardens

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 72.0 m² ... 775 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		