



Back Lane, Queensbury, Bradford, West Yorkshire, BD13 1HB

- TWO BEDROOM SEMI-DETACHED BUNGALOW *** NO CHAIN ***
- GAS CENTRAL HEATING
- IN NEED OF SOME MODERNISATION
- BLOCK PAVED DRIVEWAY & GARAGE PARKING
- COUNCIL TAX BAND C

- FOR SALE VIA THE MODERN METHOD OF AUCTION
- DOUBLE GLAZING
- GARDENS TO THE FRONT AND REAR
- CLOSE TO LOCAL AMENITIES & TRANSPORT INC. - M62 MOTORWAY NETWORK
- EPC RATING GRADE C

Guide Price £138,000

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DESCRIPTION

- *** NO CHAIN *** - FOR SALE BY THE MODERN METHOD OF AUCTION

A NON REFUNDABLE RESERVATION FEE MUST BE PAID TO SECURE THE PROPERTY

PLEASE NOTE THE ONLINE AUCTION CAN CLOSE EARLY IF THE VENDOR AGREES TO A HIGH ENOUGH BID.

Auction closes 28th March 2025 at 11am

Please note we are awaiting probate.

Located in Queensbury, Bradford, this delightful semi-detached bungalow offers a wonderful opportunity for those seeking a comfortable home with potential for personalisation. The property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into the hallway, leading to all rooms. There is a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow is equipped with gas central heating and double glazing, ensuring a cosy environment throughout the year.

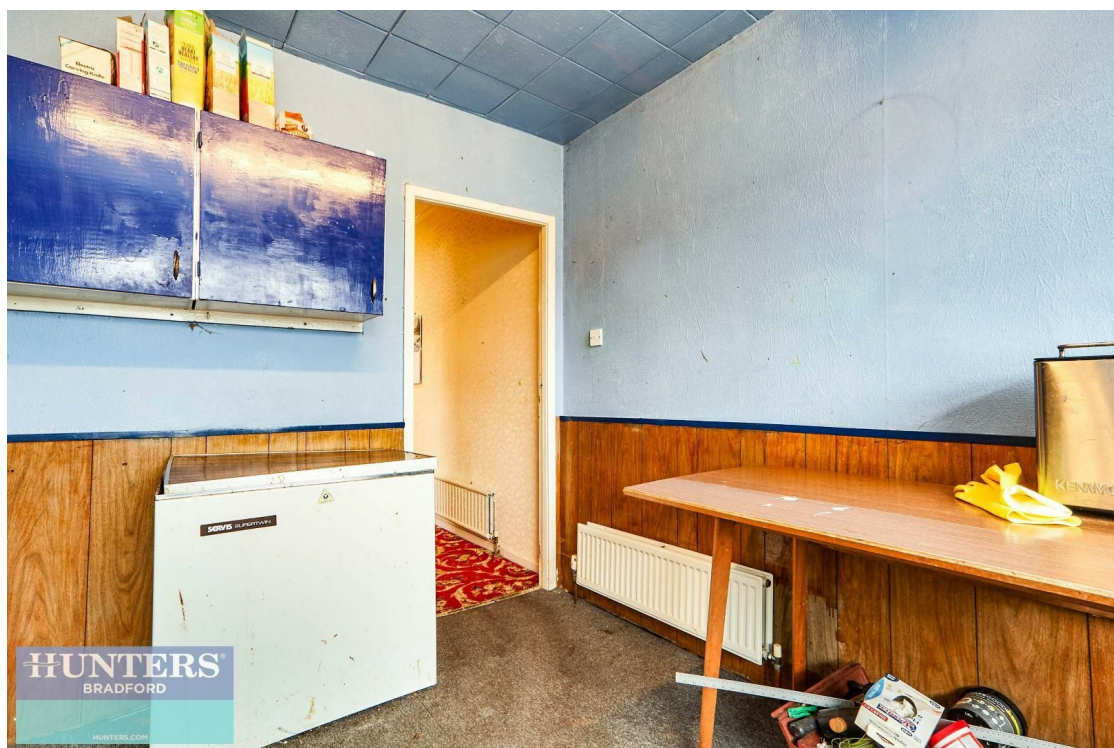
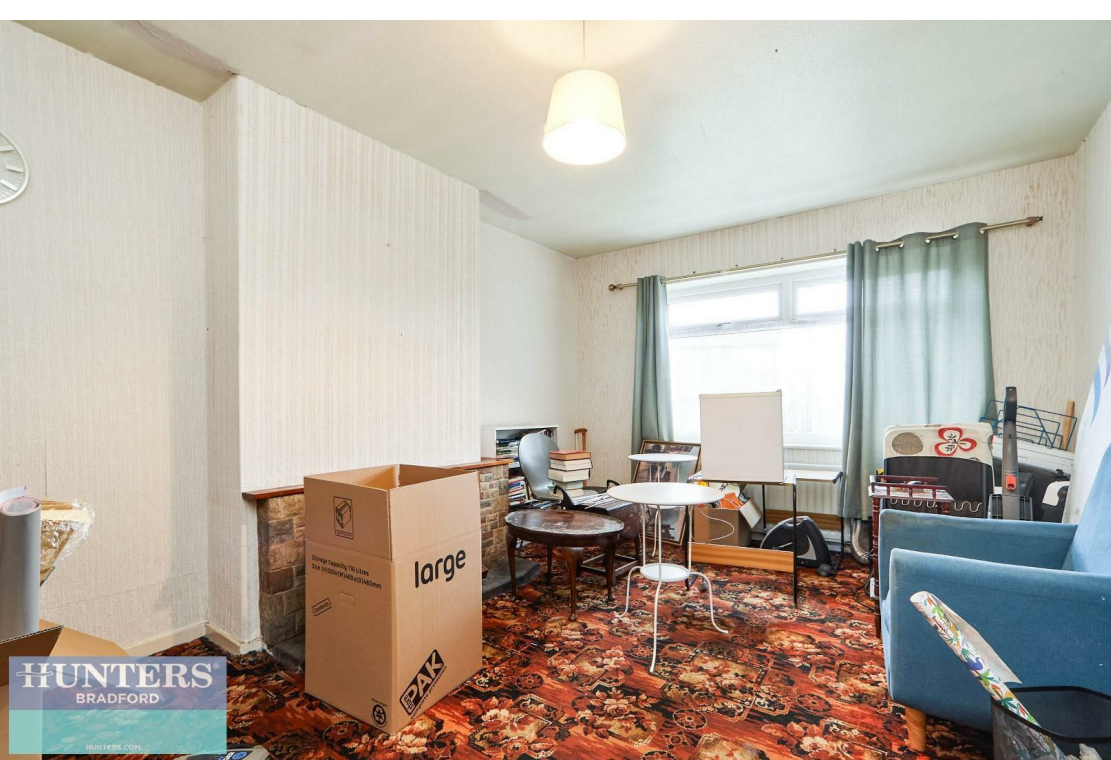
The property is set on a generous plot, boasting gardens to both the front and rear, which offer a lovely outdoor space for gardening enthusiasts or those who simply enjoy the fresh air. The block-paved driveway provides ample parking for up to three vehicles, a rare convenience in residential properties.

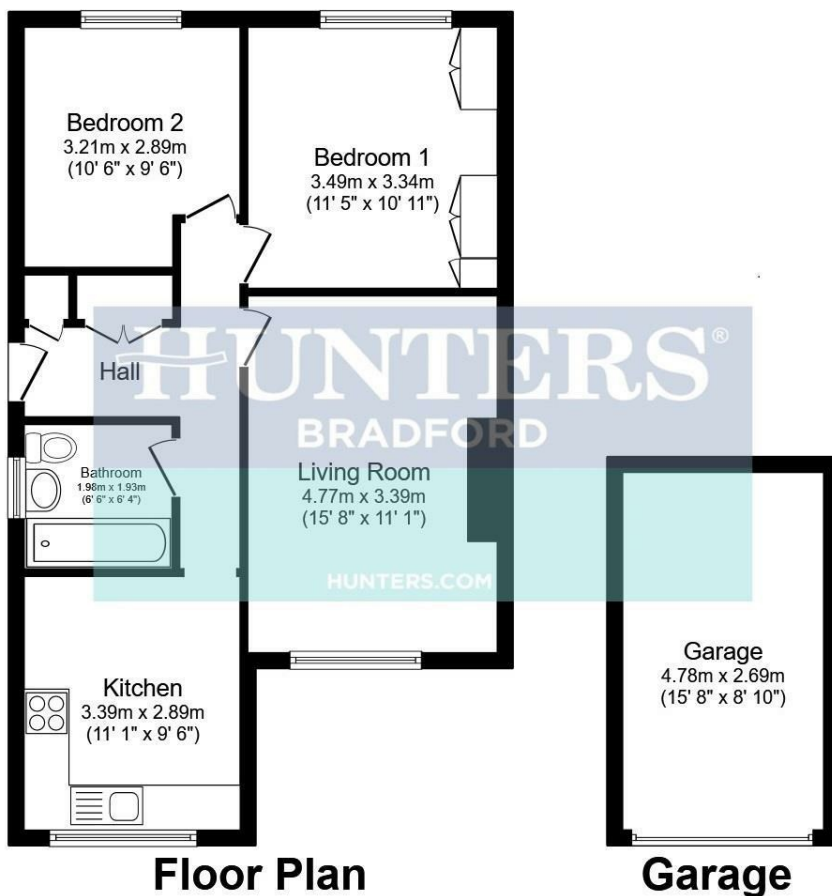
While the bungalow is in need of some modernisation, this presents an exciting opportunity for the new owner to put their own stamp on the home and create a space that truly reflects their style. With no chain involved, the process of acquiring this property is straightforward and hassle-free.

Located in a friendly neighbourhood, this bungalow is well-positioned for local amenities and transport links, making it a practical choice for everyday living. The property falls under Council Tax Band C, and an Energy Performance Certificate (EPC) rating is C.

This is a fantastic opportunity to secure a charming bungalow in a desirable location, perfect for those looking to invest in a property with potential.

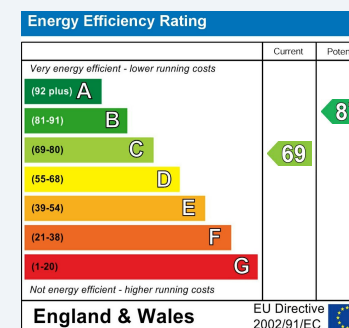






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.