



£135,000

DETACHED BUNGALOW *ONE BEDROOM + HOME OFFICE* *IMMACULATELY PRESENTED THROUGHOUT* *IDEAL FOR FIRST TIME BUYERS OR RETIREES*
POTENTIAL AIR BNB *DETACHED GARAGE* *FANTASTIC LOCATION* *GARDEN*

Nestled in the charming village of Mountain, this delightful detached bungalow offers a perfect blend of comfort and convenience. With one well-appointed bedroom and a modern bathroom, this 'snug' cottage is an ideal choice for retirees, downsizers, or first-time buyers seeking a peaceful retreat.

As you enter, you will be greeted by an immaculately presented reception room that exudes warmth and character, making it a perfect space for relaxation or entertaining guests. The property boasts a detached garage, providing ample storage or the potential for a workshop. The bungalows' layout is thoughtfully designed to maximise space and functionality, making it a practical choice for those looking to enjoy a simpler lifestyle. Additionally, the property presents an exciting opportunity for potential Airbnb hosting, allowing you to capitalise on the growing demand for short-term rentals in the area. Mountain/Queensbury is known for its friendly community and convenient amenities, making this property not just a house, but a home. Its semi-rural location offers access to the fantastic countryside of Bronte Country and the Pennine region. Whether you are looking to settle down or invest, this charming bungalow is a must-see. Don't miss the chance to make this lovely property your own.

We understand that Japanese knotweed has previously been identified at the property. A professional 10 year treatment programme is in place with an insurance-backed guarantee. Further details are available upon request.

Ask us about...

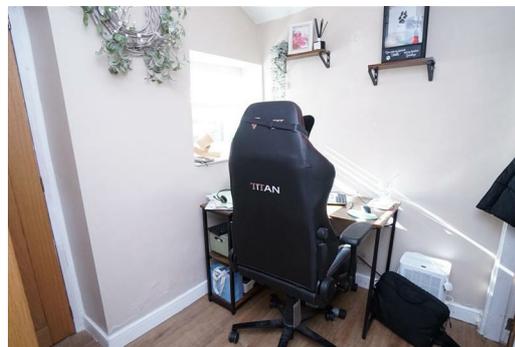
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

All Measurements are approximate and are for display purposes only. No liability is accepted by the Agency as to the exact measurements of the rooms.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT. PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| | | | |
| <small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small> | | <small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small> | |
| <small>England & Wales</small> EU Directive 2002/91/EC | | <small>England & Wales</small> EU Directive 2002/91/EC | |