

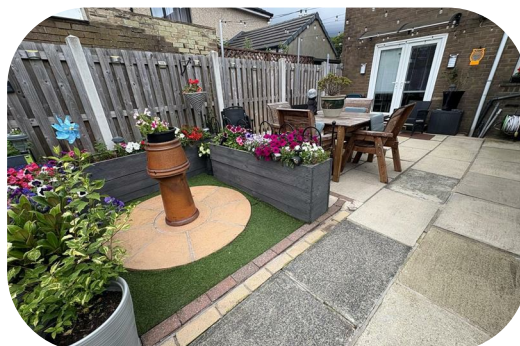


**Hillcrest Drive, Queensbury,**

**£175,000**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* WELL PRESENTED THROUGHOUT \*\***  
**\* MODERN KITCHEN & BATHROOM \* GARDENS FRONT & REAR \* IDEAL FOR FTB/YOUNG FAMILY \***  
Spacious family sized accommodation which would make an excellent purchase for a number of buyers. This well presented three bedroom semi detached is located close to Queensbury Village which offers amenities, shops, schools and bus routes to both Halifax and Bradford. The accommodation briefly comprises hallway, lounge, dining kitchen, utility room, three first floor bedrooms and a house bathroom.

To the outside there are gardens to both front and rear with on street parking to the front.



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### Hallway

Understairs storage.

### Dining Kitchen

18'6" x 10'3" (5.64m x 3.12m")

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, french doors leading to rear.

### Lounge

15'3" x 12'1" (4.65m x 3.68m")

Multi fuel fire set in chimney breast.

### Utility

16'0" x 4'5" (4.88m x 1.35m )

Plumbing for auto washer, dryer and upvc door leading to rear.

### First Floor Landing

Loft access via pull down ladder.

### Bedroom One

12'9" x 10'3" (3.89m x 3.12m")

### Bedroom Two

11'5" x 10'2" (3.48m x 3.10m")

### Bedroom Three

7'10" x 8'0" (2.41m x 2.44m)

Useful storage and double glazed window.

### Bathroom

Modern three piece suite comprising shower cubicle, low flush wc, vanity sink and heated towel rail.

### Exterior

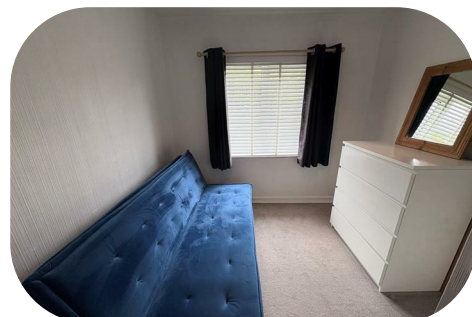
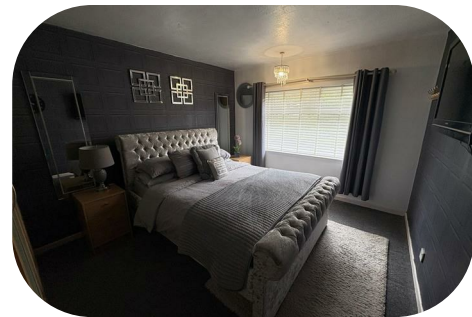
To the outside there is a low maintenance garden to rear with a lawn garden to the front.

### Council Tax Band

A

### Tenure

FREEHOLD



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(13-38) F	48	63	(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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