



## Bush Hill Fold, Queensbury

**£209,950**

\* SEMI DETACHED \* THREE BEDROOMS \* UPDATED \* POPULAR LOCATION \*  
 \* MODERN KITCHEN \* CUL-DE-SAC \* IDEAL FTB/YOUNG FAMILY \* GARDEN \* PARKING \*  
 Immaculately presented three bedroom semi detached property which has been updated by the present owners.

Located in the sought after location of 'The Mountain', which is within walking distance of the popular Foxhill Primary school and rural walks.

Benefits from a modern fitted kitchen, utility room, gas central heating and double glazing.

Being situated at the head of a cul-de-sac, the property is sure to attract interest from first time buyers/young couples/families.

The accommodation briefly comprises dining kitchen, lounge, cloaks/wc, utility room. To the first floor there are three bedrooms and a house bathroom.

To the outside there is a garden to the side and rear, together with a driveway providing off street parking.







### Dining Kitchen

13'5" x 9'5" (4.09m x 2.87m)

Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor hood, integrated dishwasher, radiator, double glazed window.

### Utility Room

5'1" x 9'5" (1.55m x 2.87m)

Modern fitted base units, plumbing for auto washer, radiator, upvc door.

### Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator.

### Lounge

14'8" x 13'7" (4.47m x 4.14m)

With electric fire in fireplace surround, radiator and two double glazed windows.

### First Floor

#### Bedroom One

14'8" x 10'3" (4.47m x 3.12m)

With radiator, 2 double glazed windows and built in wardrobe.

#### Bedroom Three

5'3" x 10'7" (1.60m x 3.23m)

With radiator and double glazed window.

#### Bedroom Two

9'2" x 8'3" (2.79m x 2.51m)

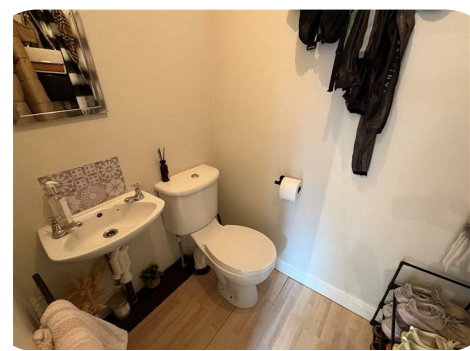
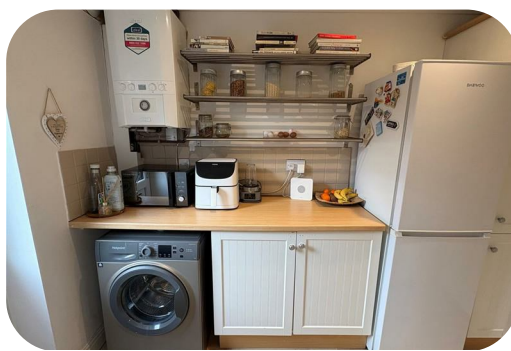
With fitted wardrobes, radiator and a double glazed window

### Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### Exterior

To the outside there is a garden to the side and rear with lawn and patio, together with a driveway providing off-road parking.





### Directions

From our office on Queensbury High Street head towards Gothic St, turn left onto Albert Rd, left onto Mill Ln, left onto Micklemoss Dr, left onto Bush Hill Fold and the property will shortly be seen displayed via our For Sale board.

### TENURE

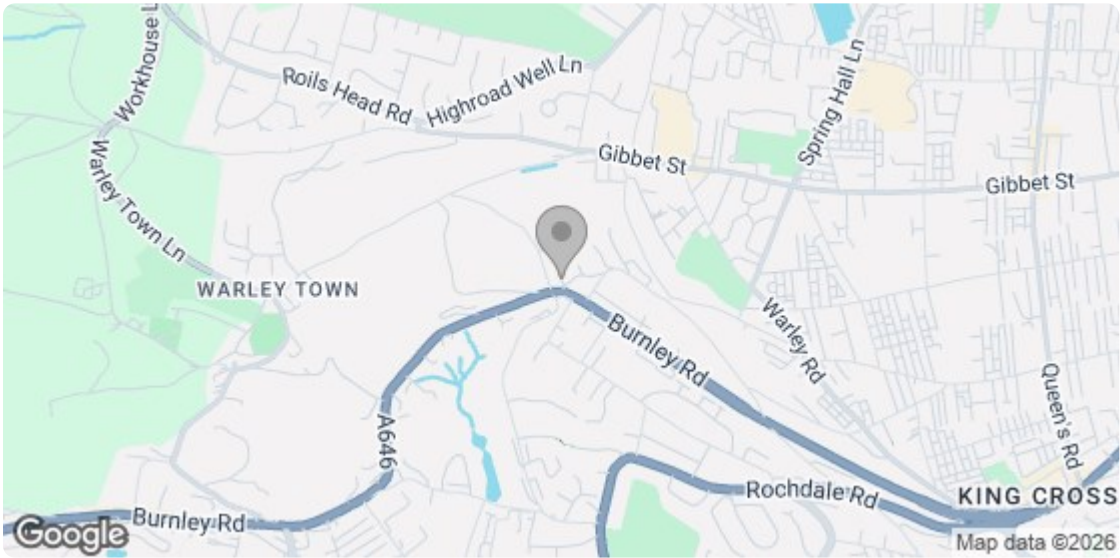
FREEHOLD

### Council Tax Band

C / Bradford







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

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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