



## 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.

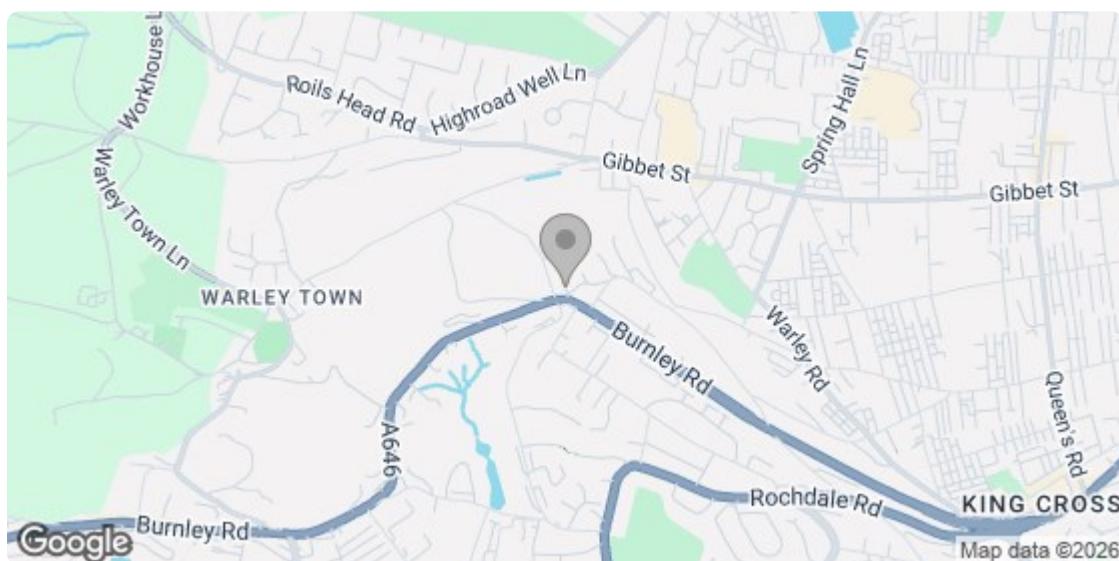
### TENURE

FREEHOLD

### Council Tax Band

C / Bradford





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