



Hillcrest Road, Queensbury,

£160,000

*** SEMI DETACHED * THREE BEDROOMS * IDEAL STARTER HOME * TWO RECEPTION ROOMS *
* CLOSE TO AMENITIES * GARDENS * DRIVEWAY ***

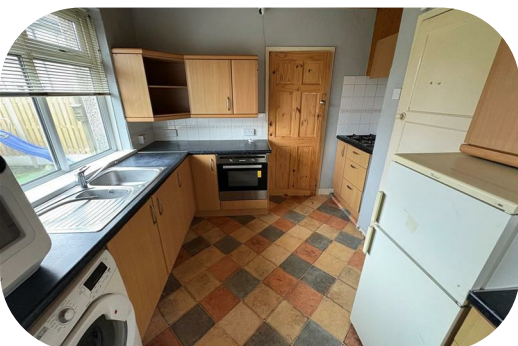
This three bedroom semi detached property is ideally located on the outskirts of Queensbury.

The property would make an ideal purchase for a FTB/Young Family and benefits from gas central heating and double glazing.

Situated within walking distance of amenities, shops and both first and secondary schools.

Briefly comprising entrance hallway, cloaks/wc, kitchen, lounge and dining room. There are three first floor bedrooms and a house bathroom.

To the outside there are gardens to the rear with a driveway providing off street parking.



Entrance Hall

With radiator.

Cloakroom/WC

Two piece suite comprising low suite wc and pedestal wash basin.

Lounge

12'7" x 11'8" (3.84m x 3.56m)

With radiator and double glazed window.

Dining Area

10'3" x 9'4" (3.12m x 2.84m)

With radiator and double glazed window.

Kitchen

10'9" x 8'3" (3.28m x 2.51m)

With fitted wall and base units incorporating stainless steel sink unit, oven, hob, plumbing for auto washer, double glazed window, upvc door to rear.

First Floor Landing

Bedroom One

12'2" x 10'4" (3.71m x 3.15m)

With built in wardrobe, radiator, double glazed window.

Bedroom Two

11'9" x 11'6" (3.58m x 3.51m)

With radiator and double glazed window.

Bedroom Three

8'4" x 8'5" (2.54m x 2.57m)

With radiator and double glazed window.

Bathroom

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

Exterior

There is a garden to the rear, together with driveway parking.

TENURE

FREEHOLD

Council Tax Band

A / Bradford

Directions

From our office on Queensbury High Street head towards Gothic St, turn right onto Brighouse Rd/A644, right onto Ridgeway, left onto Hillcrest Rd and the property will be seen displayed via our For Sale board.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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