Sugdens
Sales & Lettings

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.

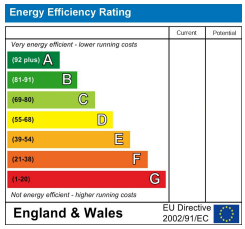
Bathroom
Four piece suite comprising panelled bath, shower cubicle, pedestal wash basin, low suite wc, radiator and double glazed window.

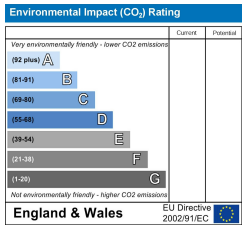
Exterior
There is a garden to the rear, together with driveway parking.

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.

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