



34 Hill Crest Road, Denholme, Bradford, BD13 4JF

£175,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- DECEPTIVELY SPACIOUS THROUGHOUT
- OFF-STREET PARKING AND DETACHED GARAGE
- POPULAR RESIDENTIAL LOCATION
- ATTIC CONVERSION FOR TWO OCCASIONAL BEDROOMS
- GENEROUS GARDEN TO FRONT, REAR & SIDE
- NEW ROOF FITTED IN RECENT YEARS
- IDEAL FOR GROWING FAMILIES

34 Hill Crest Road, Bradford BD13 4JF

DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED HOME WITH MULTIPLE RECEPTION ROOMS, GENEROUS ROOM SIZES, A CONVERTED ATTIC FOR OCCASIONAL USE, A WRAP AROUND GARDEN WITH OFF-STREET PARKING AND DETACHED GARAGE!



Council Tax Band: A



Property Description

DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME WITH ATTIC CONVERSION

Brought to the market in the POPULAR RESIDENTIAL LOCATION of Denholme, BD13 is this DECEPTIVELY SPACIOUS SEMI-DETACHED three bedroom family home with a GARDENS TO FRONT REAR & SIDE, OFF-STREET PARKING & DETACHED GARAGE. Internally the property BOASTS GENEROUS ROOM SIZES THROUGHOUT and comprises an entrance hall, TWO RECEPTION ROOMS, a kitchen with SEPARATE UTILITY to the ground floor, a landing leading to THREE BEDROOMS and family bathroom to the first floor with the second floor comprising an ATTIC CONVERSION currently used as TWO OCCASIONAL BEDROOMS. The property sits on a QUIET CUL-DE-SAC with a CORNER PLOT and is ideal for FIRST TIME BUYERS, YOUNG PROFESSIONALS & GROWING FAMILIES ALIKE. Early internal inspections are heavily recommended to appreciate the space on offer both inside and out of this property!

Accommodation

Ground Floor

Entrance Hall

A light and airy entrance hall with gas central heating, a double glazed window to rear, understairs storage and access to all rooms on the ground floor.

Living Room

11'08 x 13'00

The main living room comprises a large double glazed window to front and gas central heating radiator.

Reception Room

13'09 x 13'00

A second reception room ideal for a dining room and currently used as a playroom, comprising a double glazed window to front and gas central heating radiator.

Kitchen

12'01 x 8'02

A modern, fully fitted kitchen with a mixture of

wall and base units with wood effect work surfaces over, an integral Range style cooker with an extractor fan over, a dishwasher, sink and drainer, with double glazed patio doors giving access to the rear garden.

Utility Room

A separate utility room and storage cupboard with plumbing and space for a washing machine and tumble dryer.

First Floor

Landing

A naturally lit landing via a double glazed window to side, leading to all rooms on the first floor and giving access to the attic.

Bedroom One

12'07 x 12'01

A generous main double bedroom with a double glazed window to front, gas central heating and a large double wardrobe.

Bedroom Two

11'06 x 11'09

A second substantial double bedroom with a double glazed window to front and gas central heating radiator.

Bedroom Three

8'03 x 8'01

A third single bedroom, ideal for a small child or an office with a double glazed window to rear, built in wardrobe and gas central heating radiator.

Family Bathroom

A fully tiled bathroom with a four piece suite consisting of a bath, separate corner shower unit, w/c and wash hand basin with a double glazed window to side and heated towel rail.

Second Floor

Attic Conversion

24'04 x 8'06

Accessed via a wooden spiral staircase is the attic, currently utilised as two occasional bedrooms with gas central heating, Velux windows and ample under the eaves storage.

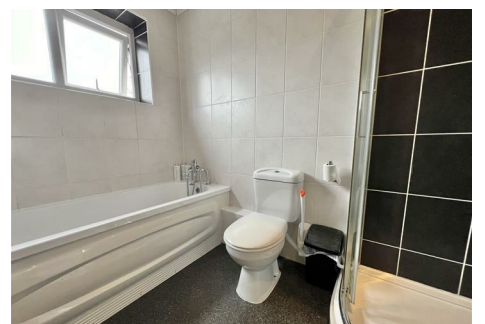
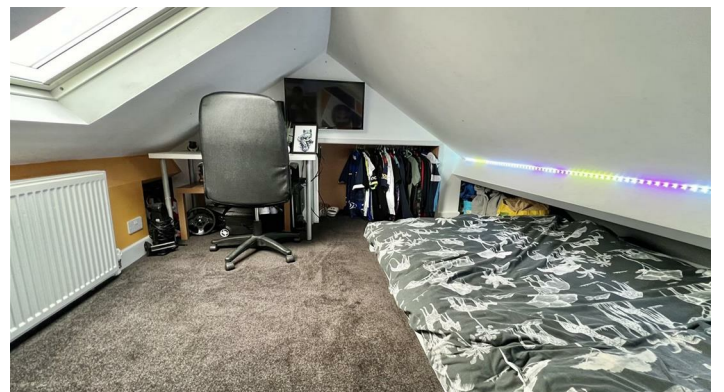
External

The property boasts gardens to front, side and rear, mainly lawn with fenced borders. The property also benefits from off-street parking and a detached garage with an up and over door.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

