



## 30 Ford Hill, Queensbury, Bradford, BD13 2BG

£92,000

- ONE BEDROOM END TERRACE
- IMMACULATE CONDITION
- NEW BATHROOM
- NEW BOILER, PIPEWORK & RADIATORS
- CLOSE TO LOCAL AMENITIES
- FULLY REFURBISHED
- NEW KITCHEN
- RE-PLASTERED & RE-WIRED
- POPULAR LOCATION
- 'THROUGH BY LIGHT'

# 30 Ford Hill, Bradford BD13 2BG

**\*\* SUPERB ONE BEDROOM END TERRACE \*\* FULLY REFURBISHED \*\* IMMACULATE CONDITION \*\*** This well presented property in Queensbury is tucked away in a backwater location and has recently undergone a full program of modernisation, to include a rewire, re-plaster, new kitchen, new bathroom, new internal doors, new flooring & carpets, new boiler, pipework and radiators. Conveniently located with easy access to local amenities and bus routes into Bradford & Halifax. Ideally suited to first time buyers or perhaps those downsizing. Early viewing is advised.



Council Tax Band: A



### **Entrance Hall**

Stairs lead off to the first floor, central heating radiator and a door to the lounge.

### **Lounge**

15'0 x 14'4

A good-sized living room, being open plan to the kitchen. Open fireplace recess with timber mantle above, window to the front elevation and a central heating radiator.

### **Kitchen Area**

A fitted kitchen in a modern Grey colour with laminated working surfaces and complimentary splash-back tiling. Integrated four ring gas hob, electric oven and extractor canopy above, plus a stainless steel sink and drainer, and plumbing for a washing machine. Window to the rear elevation and access to the cellar.

### **Cellar**

A small keeping cellar providing additional storage space.

### **First Floor**

Landing area with access to the bedroom and bathroom, plus a central heating radiator.

### **Bedroom One**

14'5 x 9'9

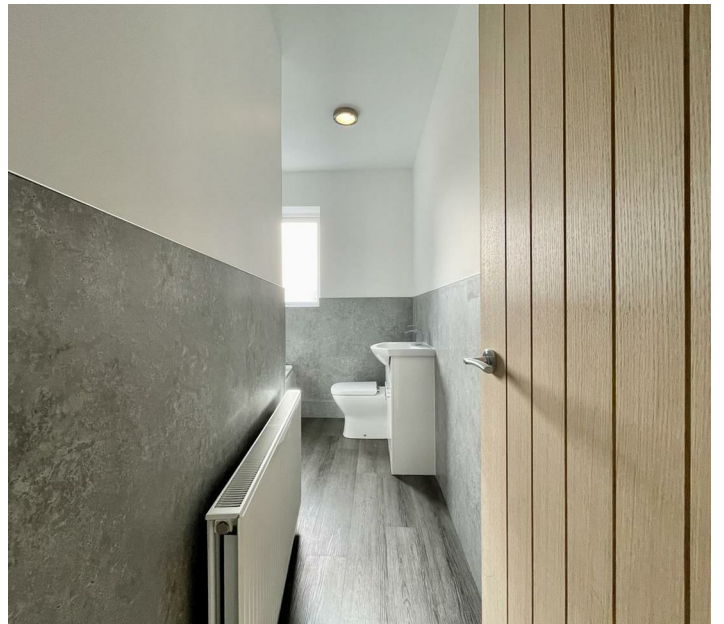
Window to the front elevation and a central heating radiator. Ample space for a double bed, plus wardrobes & drawers etc.

### **Bathroom**

A modern bathroom suite comprising of a panelled bath with a mains powered shower over and glass screen, plus a fitted unit housing the WC and washbasin with storage below. Part aqua boarded walls, central heating radiator and a window to the front elevation. Access to a boarded loft space via a drop down ladder.

### **External**

On-road parking to the front.







## Directions

From our office on Queensbury High Street, head towards the Halifax direction. After approx 1/2 mile, look out for a right hand turning into Fleet Lane. Shortly after Fleet Lane look out for a row of terrace houses on the right before the convenience store. Number 30 is located down the driveway at the side of number 26 Ford Hill.

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 