



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

£145,000

- TWO BEDROOM MID-TERRACE COTTAGE
- DECEPTIVELY SPACIOUS
- MODERN SHOWER ROOM
- LOW MAINTENANCE REAR GARDEN
- MANY RECENT IMPROVEMENTS
- SET OVER THREE FLOORS
- SUPERB KITCHEN DINER
- SOLID FUEL STOVE
- POPULAR LOCATION
- VERY NICELY PRESENTED



## 64 Ford Hill, Bradford BD13 2BG

**\*\* STUNNING TWO BEDROOM COTTAGE \*\* SET OVER THREE FLOORS \*\* WELL PRESENTED THROUGHOUT \*\* REAR GARDEN \*\* JULIET BALCONY \*\*** This lovely property in Queensbury is immaculately presented and has modern neutral decor. The spacious lounge benefits from a cosy solid fuel stove and a juliet balcony to the rear. To the basement level is a good-sized fitted dining kitchen with a partly vaulted ceiling and a door out to an enclosed rear garden. To the first floor are two bedrooms and a modern shower room. Early viewing is advised, we are expecting a high demand for this well maintained property.



Council Tax Band: A



### **Entrance Hall**

A composite entrance door leads into the hallway with stairs off to the first floor and a door to the lounge.

### **Lounge**

15'7 x 13'7

A superb living space with a window to the front elevation and a juliet balcony to the rear with French doors. The focal point of the room is a modern solid fuel stove set in a recess with a wooden surround. There are two wall light points, two central heating radiators and laminate flooring. A door leads down to:

### **Dining Kitchen**

15'6 x 13'8

An impressive dining kitchen fitted with a good range of modern base and wall units, laminated working surfaces and complimentary splash-back wall tiling. Enamel sink with pot washer tap, electric double oven & grill and an electric hob. There is a useful storage cupboard/pantry that houses the central heating boiler and two central heating radiators. Part of the ceiling is red brick and is vaulted which is a lovely feature! There is a window and door to the rear elevation and ample space for a dining table and chairs.

### **First Floor**

Landing area with a window to the rear elevation, open spindle balustrade and access to the loft space.

### **Bedroom One**

11'2 x 9'2

A super master bedroom with a window to the front elevation and a central heating radiator.

### **Bedroom Two**

11'8 x 4'9

Currently used as a dressing room but will easily accommodate a single bed and bedroom furniture. Window to the rear elevation and a central heating radiator.

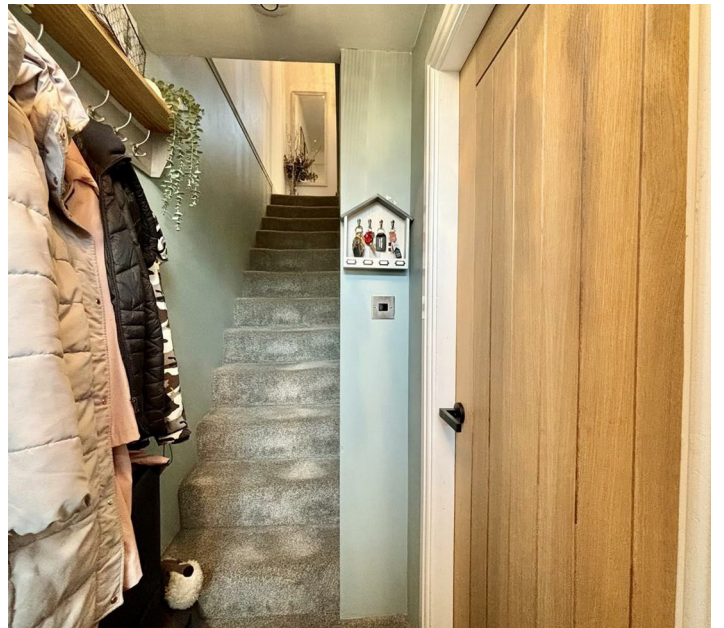
### **Shower Room**

A modern shower room comprising of a corner shower cubicle with glass sliding doors, rainfall shower and a handheld attachment. Low flush WC, pedestal washbasin, chrome heated towel rail and a window to the front elevation.

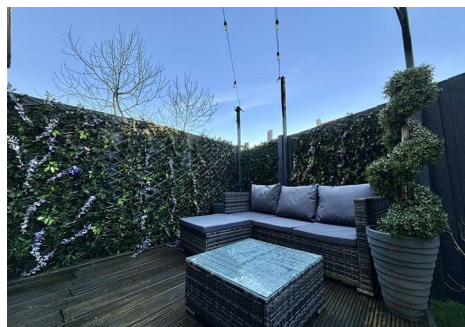
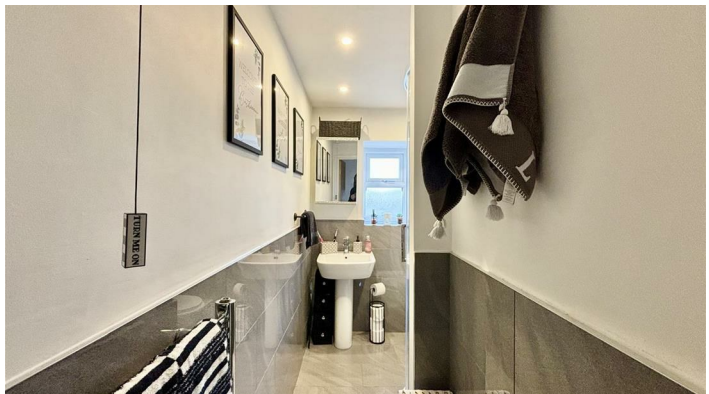
### **External**

To the front of the property is a small enclosed yard with garden gate. To the rear is a larger garden space with artificial grass, decked seating area, a small shed and a fenced boundary.

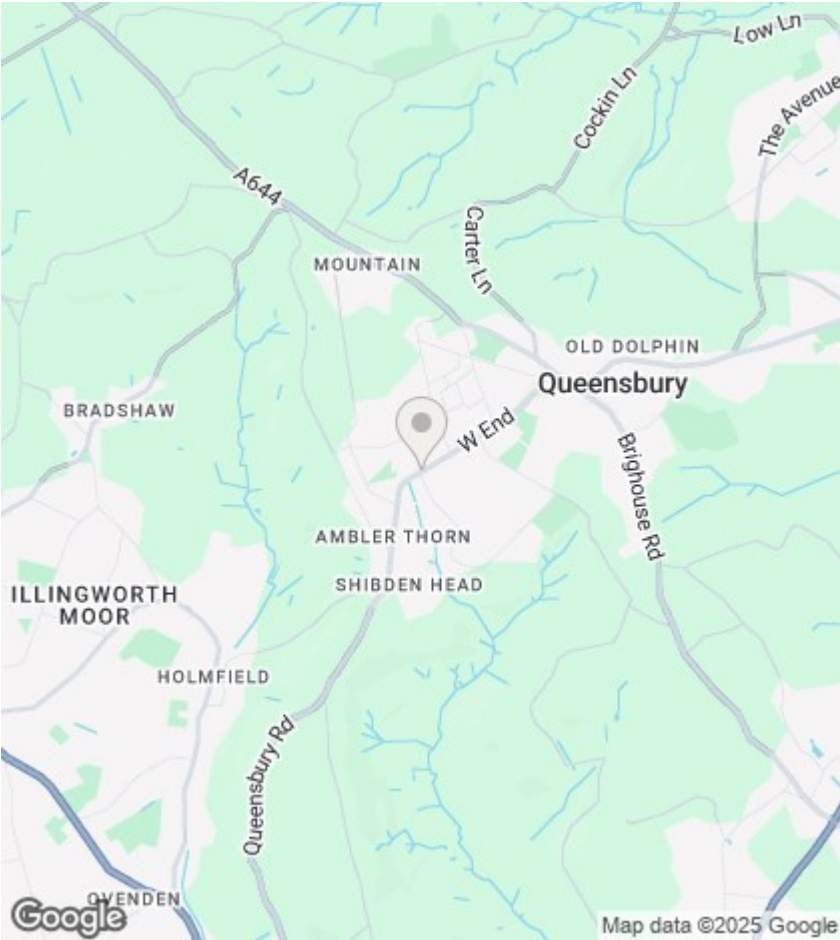












Directions

Viewings

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

EPC Rating:  
C

