



4 Coombe Hill, Queensbury, Bradford, BD13 1HE

£210,000

- Chain-Free
- Three-bed Family-Sized property

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Location.

Situated on Coombe Hill, a sought-after residential area in Queensbury. Close to local schools, shops and other amenities.



Council Tax Band: C



Entrance.

Leading from the front garden to the entrance hallway offering ample storage options.

Kitchen.

A stylish G-shaped kitchen offering a range of floor and wall-mounted storage units and cupboards. Integrated 4 ring gas hob, oven and grill. Plumbing for a dishwasher and washing machine.

Dining Room.

The dining area can accommodate a large dining table and chairs offering different seating arrangements. Additional room for free-standing furniture. Generous natural light is gained via the sliding door leading to the conservatory.

Conservatory.

Additional seating area that can accommodate a sofa suite and coffee table.

Lounge.

A spacious lounge with a large double glazed UPVC window looking out onto the front of the property. The lounge can accommodate a multiple family sized sofa's, coffee table and media cabinet. Fully-functional gas fireplace with surround.

Bedroom One.

Carpeted double bedroom with space for additional free standing furniture.

House Bathroom.

Shower over bath with W.C, low-level flush W.C. and wash-hand basin.

First Floor Landing.

Leading to bedrooms two, three and the house bathroom.

Master Room.

A carpeted double bedroom that can accommodate a king-sized bed and bed side tables. Integrated wardrobes to create a minimalistic feel.

Bedroom Three.

A carpeted bedroom that can accommodate a bed and bedside tables. Additional alcoves for extra storage along with a triple integrated wardrobe.

Shower-room.

Spacious bar-mixer shower-room, comprising of modern, stylish fixtures and fittings. Wash hand basin and low-level flush W.C. Additional space for storage.

Garden & Patio.

A landscaped rear patio garden that can accommodate outdoor furniture and BBQ seating area.

Garage & Parking.

A detached single garage with roof. Additional shelving. Private parking on the drive.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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 quoted for guidance only as are floor plans 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 the purpose.





