



## 16 Bush Hill Fold, Queensbury, Bradford, BD13 1NU

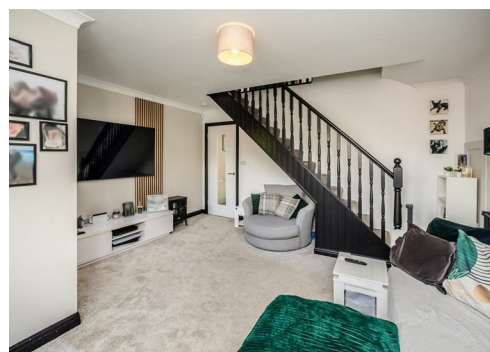
£210,000

# 16 Bush Hill Fold, Bradford BD13 1NU

Ideal for first-time buyers or families, this three-bedroom semi-detached home features a modern kitchen, spacious lounge, and well-maintained garden. With off-street parking and convenient amenities, it offers a perfect blend of comfort and functionality.



Council Tax Band: C



Available on the market, this semi-detached three-bedroom property is perfect for first-time buyers or as a family home. Featuring a modern kitchen, spacious living areas, and a private rear garden, it provides a welcoming and practical living environment.

#### Ground Floor

**Kitchen:** The property opens into the kitchen, equipped with a range of wall and base units, integrated fridge/freezer, oven, 4-ring gas hob, extractor fan, and microwave. The kitchen is complete with wood-effect flooring, a breakfast bar for dining, and composite doors opening to the rear garden.

**Lounge:** A generous living space featuring stairs to the first floor, carpet flooring, and a large front-facing window that invites natural light into the room.

#### First Floor

**Master Bedroom:** A spacious double room offering fitted wardrobes to maximize space, with windows overlooking the rear garden. Ample space is available for a double bed and additional storage or bedroom furniture.

**Bedroom Two:** Features a side-facing window, carpet flooring, and space for a double bed and furniture or storage.

**Bedroom Three:** Currently utilised as a study, this room features a rear-facing window, carpet flooring, and space for a single bed, making it an ideal office or nursery.

**Bathroom:** Comprises a bath with a shower above, pedestal hand wash basin, WC, and an obscured window.

#### Exterior

**Parking:** Off-street parking with space for two cars on the driveway and ample street parking for visitors.

**Garden:** A private rear garden, enclosed with fencing, offering a lawned area and patio for outdoor furniture and entertainment.

This semi-detached home combines modern amenities with comfortable living spaces, making it an ideal choice for those seeking a functional and inviting home.

#### Agent Notes & Disclaimer.

The information provided on this property 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 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.





