



61 Hillcrest Drive, Queensbury, Bradford, BD13 2QS

£175,000

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This charming property offers a warm and functional design with a carpeted entrance porch, a sleek galley-style kitchen with modern appliances, and a spacious family lounge featuring a multi-stove fireplace and abundant natural light. Upstairs, the master bedroom includes integrated storage, while two additional bedrooms offer flexibility for family or guests. A newly fitted luxury bathroom enhances comfort. Outside, the home boasts a family-sized garden ideal for entertaining, a front lawn with a welcoming walkway, and convenient access to a utility room and shed. Perfect for comfortable family living.



Council Tax Band: A



Entrance: Step into a welcoming, carpeted porch, perfect for neatly organising shoes and coats. A convenient storage cupboard keeps essentials close at hand, and a door invites you into the main hallway.

Kitchen: A sleek, galley-style kitchen fitted with modern integrated appliances, including an Range-master cooker, oven, grill, extractor fan, and freezer. A door conveniently connects to the utility room and shed, making this space both stylish and practical.

Lounge: A spacious, carpeted family lounge designed for comfort and connection. Ample room for a large sofa, coffee table, and media unit, enhanced by a brand-new multi-stove fireplace for cozy evenings. The layout easily accommodates a family-sized dining table and chairs, while large windows at both ends fill the room with natural light and offer views of the front and rear gardens.

First Floor Landing: A central hub leading to three well-appointed bedrooms and a luxurious house bathroom.

Master Bedroom: A generously sized, carpeted king bedroom featuring integrated wall and overhead storage. The large window frames a delightful view of the front of the property, blending practicality with comfort.

Bedroom Two: A spacious double bedroom with soft carpeting, ample room for freestanding furniture, and integrated storage. Rear-facing windows offer serene views of the garden.

Bedroom Three: A cozy, carpeted bedroom with a picturesque window overlooking the front garden, perfect for a child’s room, guest space, or home office.

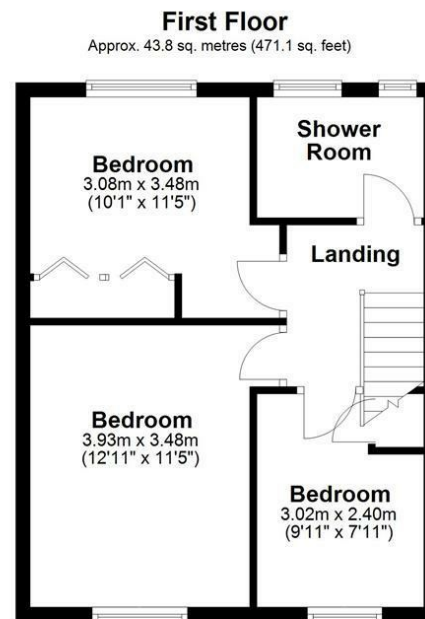
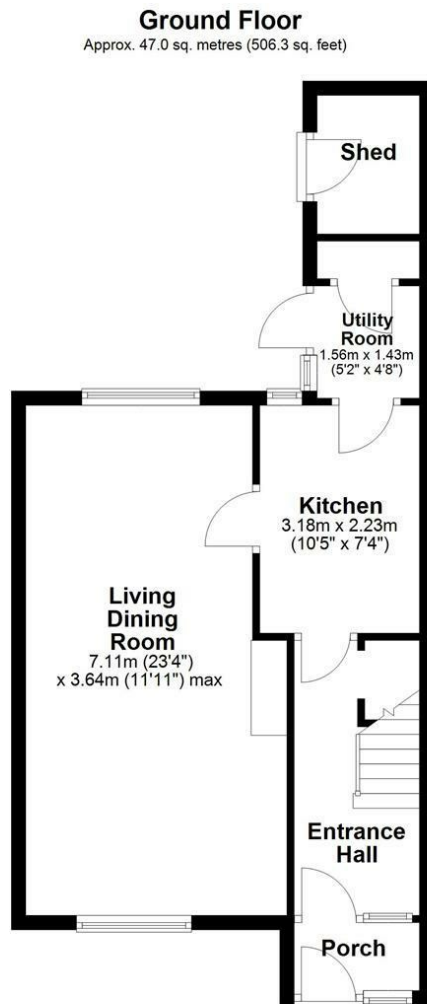
House Bathroom: Indulge in the modern luxury of a newly fitted three-piece suite, complete with a bar mixer walk-in shower, elegant vanity sink, and low-level flush toilet.

Exterior: The outdoor space is a delightful retreat, featuring a partially flagged, family-sized garden accessible from the utility room. Perfect for entertaining or relaxing, this area accommodates outdoor furniture with ease. The front lawn, framed by a tidy walkway, creates an inviting approach to the property.

Agent Notes.
The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. 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.





Total area: approx. 90.8 sq. metres (977.4 sq. feet)

