



## 10 Bush Hill Fold, Queensbury, BD13 1NU

£235,000

- Newly installed modern kitchen with dining space
- Three well-proportioned double bedrooms and modern bathroom
- Bright, spacious lounge with French doors to garden
- Low-maintenance garden with decking and new astroturf
- Ground-floor WC and practical layout for family living
- Driveway parking plus additional on-street parking

# 10 Bush Hill Fold, Queensbury BD13 1NU

Beautifully Refurbished Three-Bedroom Semi-Detached Home

This immaculately presented three-bedroom semi-detached property has recently undergone a full programme of refurbishment, offering a smart, move-in-ready home ideal for first-time buyers, families, or investors. The house has been thoughtfully updated throughout to provide fresh, modern accommodation with neutral décor, new flooring, and a contemporary finish.



Council Tax Band: C



## Accommodation Overview

With two access points, one front door straight into the hallway and one via the side driveway, where the property welcomes you into a beautifully refurbished kitchen/diner, newly installed and designed for modern living. This bright and inviting space features a contemporary range of wall and base units, integrated electric oven, gas hob with stainless steel extractor, stainless steel sink, and ample room for a dining table. A large UPVC double-glazed window overlooks the front aspect, enhancing the light and airy feel.

From the kitchen, a hallway provides access to a practical downstairs WC, fitted with wash hand basin and vinyl flooring, before opening into the generously sized living room. This well-proportioned reception room offers comfortable family accommodation, with an electric fireplace, fresh décor, and French UPVC patio doors leading onto the rear garden—creating a seamless indoor–outdoor flow.

## First Floor

The first floor offers four double bedrooms, each newly carpeted and freshly decorated, with UPVC double-glazed windows providing plenty of natural light. A modern family bathroom serves the floor, fitted with bath, separate free-standing shower, WC, wash hand basin, vinyl flooring, and low-maintenance PVC splashback panelling.

## Outside

Externally, the property benefits from:

- Driveway parking to the side of the home
- A gated rear garden offering privacy and security
- A combination of patio area and newly laid astro turf, providing a low-maintenance outdoor space

- The garden extends around to the front of the home, enhancing the overall plot size

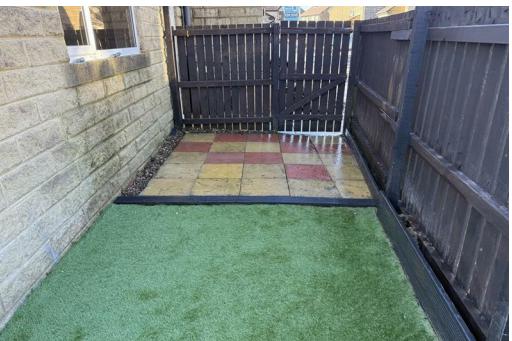
## Summary

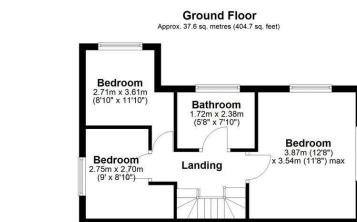
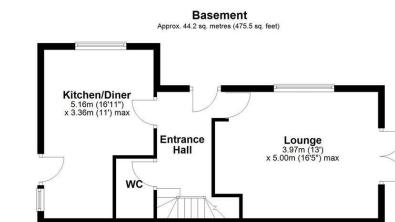
Beautifully refurbished throughout, with new kitchen, flooring, décor, and well-presented accommodation across three double bedrooms, this property offers a fantastic opportunity for buyers seeking a modern, move-in-ready home. With a generous plot, practical layout, and excellent outdoor space, it is perfectly suited to families or anyone looking for spacious, contemporary living in a convenient location.

## 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.







Total area: approx. 81.8 sq. metres (880.1 sq. feet)

