



67 Hill View, Henleaze

Guide Price £715,000

RICHARD
HARDING

67 Hill View,

Henleaze, Bristol, BS9 4QF

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To be sold for the first time since 1994 and in need of modernisation; a handsome, spacious and characterful, 4 bedroom, 2 reception room, 1930's semi-detached family home, located in the heart of Henleaze, within close proximity of the shops and amenities of Henleaze Road. Enjoying off street parking, single garage and a superb (65ft x 20ft) sunny rear garden.

Key Features

- Balanced and roomy accommodation naturally arranged over two levels.
- Prime Henleaze location within a short walk of the shops, cafes and bus connections of Henleaze Road. Henleaze Junior School is also within 500 metres.
- Ground Floor:** reception hall, bay fronted sitting room, family room, kitchen/breakfast room.
- First Floor:** landing with loft access, four bedrooms, bathroom, separate wc.
- Outside:** the property enjoys a wonderful west-facing lawned rear garden of a good size with single garage and off-street parking.
- Opportunities like this are seldom available especially in this location, and whilst in the fullness of time one might decide to re-imagine the house, it is not a necessity and a more sympathetic upgrade would be perfectly possible.
- To be sold with no onward chain.

GROUND FLOOR

APPROACH: from the pavement, there is a clipped hedged border and dwarf brick boundary wall with pathway leading alongside the front garden to an open-fronted porch with external light. Solid wood panelled front door with obscure glazed panel plus multi-paned side panels and overlights, opening to:-

RECEPTION HALL: (16'4" x 6'11") (4.98m x 2.11m) having partial exposed wooden floorboards, tall moulded skirtings, picture rail, radiator with complementary shelf over, built in cupboards, ceiling light point. Turning staircase ascending to the first floor with handrail. Panelled doors opening to:-

SITTING ROOM: (16'8" x 14'1") (5.08m x 4.29m) wide bay window to the front elevation comprising seven casement windows with multi-paned overlights. Chimney breast with recesses to either side, tall moulded skirtings, picture rail, coved ceiling, radiator, ceiling light point.

FAMILY ROOM: (15'2" x 12'0") (4.63m x 3.65m) upvc double glazed double doors overlooking and opening externally to the rear garden with windows to either side, chimney breast with recesses to either side, tall moulded skirtings, picture rail, two radiators, two wall light points, ceiling light point.

KITCHEN/BREAKFAST ROOM: (20'2" x 9'0") (6.14m x 2.75m) dual aspect with two upvc double glazed windows to the side elevation plus further obscure upvc double glazed window to the rear elevation. Base level cabinets and drawers, roll edged worktop surfaces, stainless steel sink with draining board to side, moulded skirtings, picture rail, three ceiling light points, original Welsh dresser, tall cupboard, wall mounted Ideal gas fired boiler, space for electric/gas oven, space and plumbing for washing machine, space for fridge, radiator. Door opening externally to the rear elevation to a covered area in turn with doors to gardeners toilet and store room.

FIRST FLOOR

LANDING: moulded skirtings, picture rail, ceiling light point. Panelled doors with moulded architraves, opening to:-

BEDROOM 1: (14'1" x 12'6") (4.29m x 3.82m) bay window to the front elevation comprising seven upvc double glazed casement windows with multi-paned overlights. Chimney breast with recesses to either side, moulded skirtings, picture rail, radiator, two ceiling light points.





BEDROOM 2: (15'3" x 12'0") (4.65m x 3.65m) four upvc double glazed windows with overlights overlooking the rear garden, period fireplace with recesses to either side of the chimney breast (both with double opening built in wardrobes), radiator, picture rail, two ceiling light points.

BEDROOM 3: (11'9" x 8'11") (3.58m x 2.73m) upvc double glazed windows with overlights overlooking the rear garden, moulded skirtings, picture rail, radiator, ceiling light point.

BEDROOM 4: (10'11" x 8'7") (3.32m x 2.62m) upvc double glazed windows to the front elevation, moulded skirtings, picture rail, ceiling light point. Internal multi-paned window over the stairwell.

BATHROOM: panelled bath with hot and cold water taps, wall mounted shower unit and hand held shower attachment. Pedestal wash hand basin with hot and cold water taps. Tiled effect flooring, tiled walls to dado height. Obscure upvc double glazed window to the side elevation, ceiling light point, loft access.

SEPARATE WC: low level dual flush wc, moulded skirtings, obscure upvc double glazed window to the side elevation, ceiling light point.

OUTSIDE

FRONT GARDEN: there is a small level section of lawn with mature shrubs. To one side of the house and accessed via double vehicular gates is a narrow driveway leading to:-

SINGLE GARAGE: metal up and over door, high sloping tiled roof, window to the side elevation, and power connected.

REAR GARDEN: immediately to the rear of the house there is a sitting out area with space for table and chairs and useful pedestrian gate onto the driveway. The remainder of the garden is level principally laid to lawn and by virtue of its position in the road is longer than the average garden. There is an assortment of flowering plants and mature shrubs with established copper beech tree. Enclosed on all three sides by timber fencing. At the tail end of the garden there is a brick built former bomb shelter which one could imagine being re-purposed.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

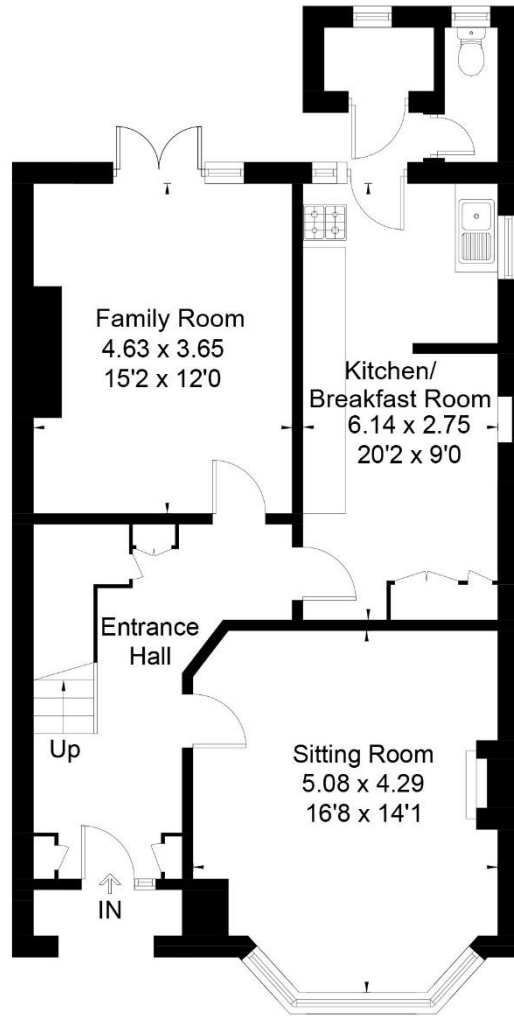
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

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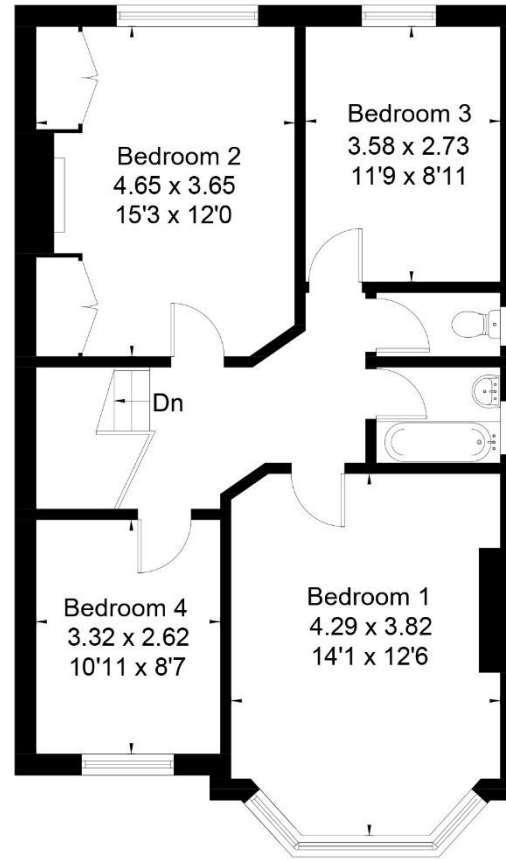
Approximate Floor Area = 139.9 sq m / 1506 sq ft

Outbuildings= 7.6 sq m / 82 sq ft (Including Garage/ Excluding Shed)

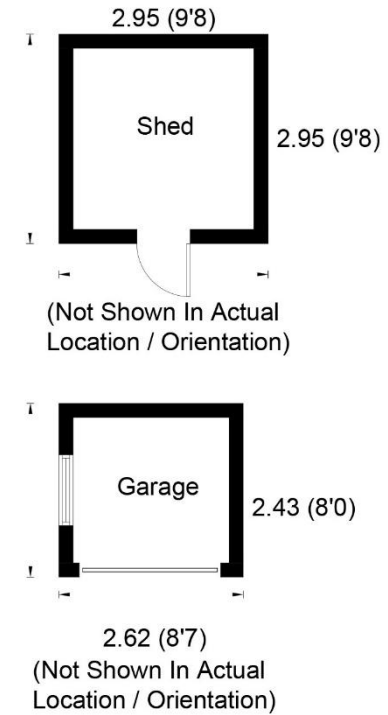
Total = 147.5 sq m / 1588 sq ft



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	79 C
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section overleaf.



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95966