









welcome to

Far Hunger Hill Close, Queensbury Bradford

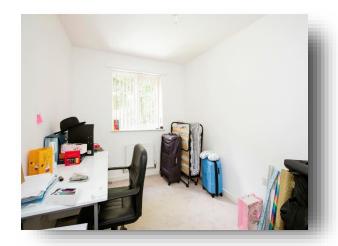
A spacious family home with lots of benefits including four bedrooms, master bedroom with ensuite, down stairs utility room, integral garage and private good size rear garden. Guide price £330,000-£340,000.













Entrance Hall

With gas central heating radiator.

Downstairs W/C

With wash hand basin, w/c, window to the side and gas central heating radiator.

Lounge

16' 2" x 10' 6" (4.93m x 3.20m)

With window to the front, storage cupboard and gas central heating radiator.

Kitchen

9' 6" x 17' 5" (2.90m x 5.31m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven, gas hob, window to the front, patio door to the rear and gas central heating radiator.

Utility Room

With plumbing for washing machine, door to the side and gas central heating radiator.

Landing

With loft access, storage cupboard and gas central heating radiator.

Bedroom One

12' 11" x 10' 9" (3.94m x 3.28m)

With window to the front and gas central heating radiator.

Ensuite

Comprises of shower cubicle, wash hand basin, w/c, window to the front and gas central heating radiator.

Bedroom Two

8' 3" x 15' 3" (2.51m x 4.65m)

With window to the front and gas central heating radiator.

Bedroom Three

12' 6" x 8' (3.81m x 2.44m)

With window to the rear and gas central heating radiator.

Bedroom Four

7' 11" x 10' 2" (2.41m x 3.10m)

With window to the rear and gas central heating radiator.

Bathroom

Three piece suite comprises bath, wash hand basin, w/c and window to the rear.

Outside

With driveway, garage and to the rear decked and patio garden.





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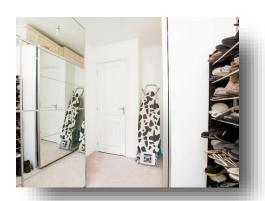
Far Hunger Hill Close, Queensbury Bradford

- Four bedroom
- Detached
- Driveway
- Garage
- £330,000-£340,000

Tenure: Freehold EPC Rating: B

guide price

£330,000-£340,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BDF114893 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.