



Ford Hill, Queensbury BRADFORD BD13 2BQ

welcome to

Ford Hill, Queensbury BRADFORD

A spacious and characterful semi-detached home located in the heart of Queensbury, with generous living space and is fully modernised throughout. This property could be ideal for growing families offering well-presented accommodation throughout. Call us now to view!



Entrance Porch

The entrance porch comprises of brick flooring, UPVC door to the front.

Entrance Hall

The entrance hall comprises of wood flooring, ceiling light point, gas central heating radiator, wooden door to the entrance.

Lounge

14' max x 12' 10" max (4.27m max x 3.91m max)

The lounge comprises of laminate flooring, gas central heating radiator, fitted gas fire, UPVC double glazed window to the front.

Kitchen

19' 2" x 12' 11" (5.84m x 3.94m)

The kitchen comprises of vinyl flooring, matching wall and base units with work top over, induction hob, AEG double oven, ceiling light points, gas central heating radiator, UPVC window to the side, UPVC door to the rear.

Sunroom

10' 4" x 9' 3" (3.15m x 2.82m)

The sunroom comprises of vinyl flooring, gas central heating radiator, Velux window, UPVC double glazed door to the side.

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double Glazed window to the front and side, storage cupboard.

Bedroom One

12' 11" x 12' (3.94m x 3.66m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the rear elevation.

Bedroom Three

12' x 10' 3" (3.66m x 3.12m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, storage cupboard, UPVC double glazed window to the rear.

Bedroom Four

14' max x 10' 3" (4.27m max x 3.12m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, storage cupboard, UPVC double glazed window to the rear.

Bathroom

The bathroom comprises of tile flooring, gas central heating towel rail, low level W/c, fitted vanity unit with wash basin, fitted shower, UPVC double glazed window to the rear.

Downstairs W/C

The downstairs W/c comprises of vinyl flooring, ceiling light point, gas central heating radiator, low level W/c, vanity unit with wash basin.

En-Suite

The En-suite comprises of vinyl flooring, ceiling light point, gas central heating radiator, low level W/c, shower, vanity unit with wash basin.

Outbuilding

16' 4" x 7' 10" (4.98m x 2.39m)

The outbuilding comprises of wooden flooring, ceiling spotlights, fitted bar, electric radiator, access to Wi-fi

Summer House

7' 10" x 7' (2.39m x 2.13m)

The summer house comprises of ceiling light point,

power points, UPVC double glazed windows.

Externally

Externally the property benefits from a gated driveway and a rear garden with an outbuilding and summer houses.



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welcome to

Ford Hill, Queensbury BRADFORD

- FOUR BEDROOM SEMI-DETACHED PROPERTY
- GUIDE PRICE OF £280,000, £300,000
- LOCATED IN THE POPULAR AREA OF QUEENSBURY
- BEAUTIFULLY MODERNISED THROUGHOUT
- LOCATED TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£280,000, £300,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX114892](https://www.williamhbrown.co.uk/Property/HFX114892)



Property Ref:
HFX114892 - 0006

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