



2 Golf View Hillcrest road, Queensbury, Bradford, BD13 2FX

£220,000

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Golf View is an exclusive development of only 10 semi detached properties which have been built upon the former church of the Nazarene. Offering in excess of 1,200 sqft of accommodation across 3 well proportioned levels, the property boasts a generous dining kitchen with living space, as well as a separate lounge. Providing an impressive master bedroom with en suite, the semi detached properties enjoy far reaching views to the rear elevation. Anticipated to be finished to an exceptionally high standard by a local and reputable builder, each property comes with a private driveway and rear garden. Located in the well regarded area of Queensbury, which is ideal for access to Halifax and Bradford centres, the property is also well positioned for a range of local amenities. With accommodation briefly comprising:- entrance hall, lounge, cloakroom/WC, dining kitchen with living area, first floor landing, 2 bedrooms and bathroom, second floor master bedroom and en suite shower room.

We anticipate a high level of demand for this development, therefore early reservation is essential to avoid disappointment.



GROUND FLOOR:

Access via a composite door into the entrance hall.

Entrance Hall

Having a central heating radiator stairs ascending to the first floor. There is an alarm panel here.

Lounge

13'0" x 9'8" (3.96 x 2.95)

Benefiting from a uPVC double glazed window to the front elevation and a central heating radiator.

Cloakroom/WC

Fitted with a two piece suite comprising of a low flush WC and vanity unit incorporating underlying storage space with an inset basin and monobloc mixer tap. Having a uPVC double glazed window to the side elevation and chrome heated towel rail.

Dining Kitchen

Dining Kitchen

5.94 max x 3.94 narrowing to 2.97

A wonderful open plan statement dining kitchen that benefits from a range of wall, drawer and base units with laminate working surfaces, matching upstands and an inset sink with drainer and monobloc mixer tap. Integral appliances include a dishwasher, fridge-freezer, Lamona electric oven and four ring gas hob with overlying extractor hood. There is also plumbing for an automated washing machine. The dining room benefits from uPVC double glazed French doors leading out to the rear garden and has a central heating radiator and useful under stair store cupboard.

FIRST FLOOR:

Landing

Benefitting from a glass balustrade with timber banister and a useful store cupboard.

Bedroom 2

12'11" x 11'7" (3.94 x 3.53)

Having twin uPVC double glazed windows to the rear elevation which enjoy far reaching views. There is also a central heating radiator.



Bedroom 3

12'11" x 11'4" max (3.94 x 3.45 max)

Enjoying a wonderful view across Queensbury golf club with views beyond by a uPVC double glazed window and having a central heating radiator.

Bathroom

Fitted with a three piece suite comprising of a low flush WC, vanity unit incorporating underlying drawer storage space with an inset basin and monobloc mixer tap and panelled bath with rainwater shower and glass shower screen. Having tiled splash backs, chrome heated towel rail and a uPVC double glazed window to the side elevation.

SECOND FLOOR:

Landing.

Master Bedroom

5.69 max x 2.84 max

Enjoying far reaching views across Queensbury golf club by a uPVC double glazed window. There is also a central heating radiator.

En suite Shower Room

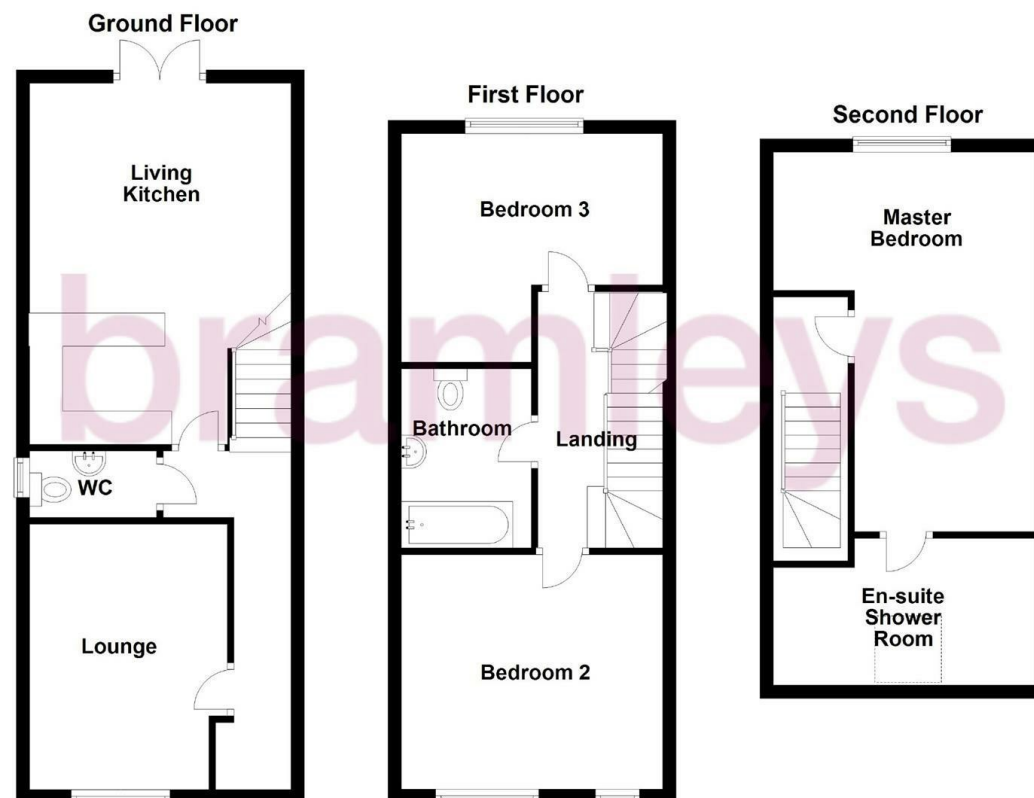
Fitted with a three piece suite comprising of a low flush WC, vanity unit incorporating underlying drawer storage space with an inset basin and monobloc mixer tap and shower cubicle. Having a Velux roof window, chrome heated towel rail and useful eaves storage.

OUTSIDE:

To the front of the property there is off road parking for two vehicles. To the rear there is an enclosed garden.

SAP RATING:

TBA



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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