



29 Uplands Crescent, Queensbury, Bradford, BD13 1EP

£240,000

- SEMI DETACHED TRUE BUNGALOW
- RECENT FULL NEW ROOF
- OPEN RURAL VIEWS TO THE REAR
- UPVC DOUBLE GLAZING
- PARKING FOR SEVERAL CARS
- TWO DOUBLE BEDROOMS
- UPVC CONSERVATORY
- GAS CENTRAL HEATING
- SINGLE DETACHED GARAGE
- SOUGHT-AFTER POSITION

29 Uplands Crescent, Bradford BD13 1EP

**** SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW ** STUNNING RURAL VIEWS ** LARGE CONSERVATORY ** TWO DOUBLE BEDROOMS ** GARAGE, DRIVE & GARDENS **** This well maintained bungalow sits in a superb position on Uplands Crescent at Clayton Heights and boasts breathtaking open views to the rear across farmland and beyond. Enjoying a spacious layout, low maintenance block paved drive & gardens, garage with electric door and offers 'ready to move in' accommodation. Briefly comprising of: Front Porch, Hallway, Lounge, Dining-Kitchen, Conservatory, two Bedrooms and a large Bathroom. A highly desirable position, arrange your viewing now!



Council Tax Band: C



Porch

Front UPVC porch with floor to ceiling side windows, tiled floor and a door to the hallway.

Hallway

Open-plan with the lounge with doors off to the bedrooms, bathroom & kitchen.

Lounge

16'0" x 11'9"

A spacious reception room with laminate flooring and sliding patio doors leading out to the conservatory. Three central heating radiators and a feature circular window.

Dining-Kitchen

11'9" x 11'9"

A fitted kitchen with two windows to the rear elevation enjoying the open aspect and a window to the side elevation. Fitted with base and wall units, laminated work surfaces and splash-back wall tiling. Gas cooker point, plumbing for a washing machine, stainless steel sink & drainer, central heating boiler, radiator and a pantry/store cupboard. Ample space for a dining table & chairs.

Conservatory

15'8" x 7'10"

A good sized UPVC conservatory with a door leading out to the rear garden, tiled floor and a central heating radiator.

Bedroom One

10'9" x 10'2"

Window to the front elevation, laminate flooring and a central heating radiator.

Bedroom Two

11'9" x 8'10"

Fitted wardrobes and overhead cupboards, window to the front elevation, laminate flooring and a central heating radiator.

Bathroom

A spacious, fully tiled bathroom comprising of a panelled bath with an electric shower over and a folding glass screen, low flush WC and a washbasin with storage below. Tiled floor, central heating radiator and a window to the side elevation.

External

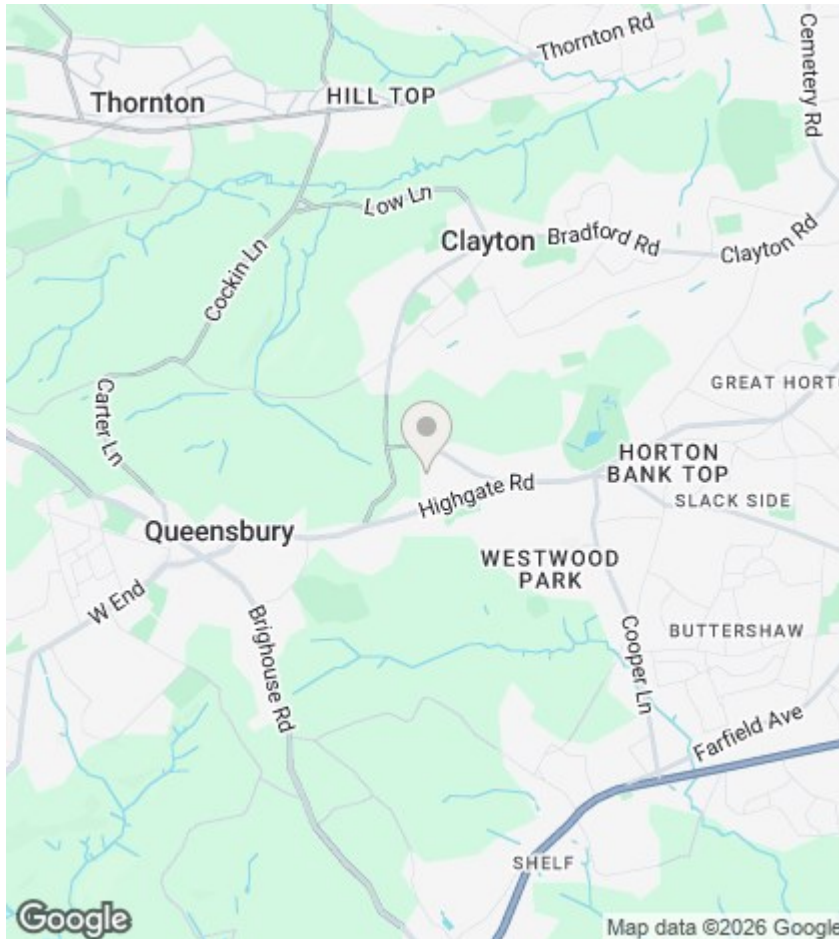
To the front of the property is a low maintenance block paved area with flowerbeds, patio and a ramp/slope leading to the front door. A gated driveway runs down the side of the house with parking for several cars, access to the garage and a gate leading to the rear. The rear garden is also paved and is a superb place to sit and enjoy the views. Flowerbeds, mature shrubs and side door leading to the garage.

Garage

A detached single garage with a tiled roof, remote control electric door, power, light and a side entrance door.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

