



Hillcrest Drive, Queensbury,

£175,000

**** SEMI DETACHED ** THREE BEDROOMS ** WELL PRESENTED THROUGHOUT ****

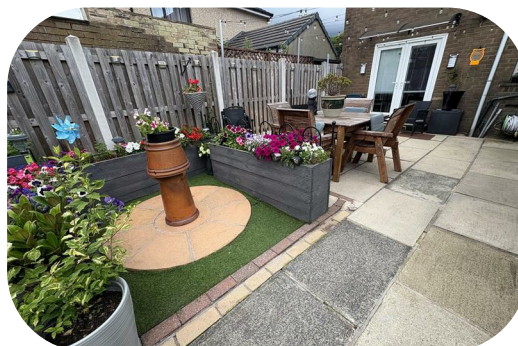
*** MODERN KITCHEN & BATHROOM * GARDENS FRONT & REAR * IDEAL FOR FTB/YOUNG FAMILY ***

Spacious family sized accommodation which would make an excellent purchase for a number of buyers.

This well presented three bedroom semi detached is located close to Queensbury Village which offers amenities, shops, schools and bus routes to both Halifax and Bradford.

The accommodation briefly comprises hallway, lounge, dining kitchen, utility room, three first floor bedrooms and a house bathroom.

To the outside there are gardens to both front and rear with on street parking to the front.



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Hallway
Understairs storage.

Dining Kitchen
18'6" x 10'3" (5.64m" x 3.12m")
White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, french doors leading to rear.

Lounge
15'3" x 12'1" (4.65m" x 3.68m")
Multi fuel fire set in chimney breast.

Utliity
16'0" x 4'5" (4.88m" x 1.35m")
Plumbing for auto washer, dryer and upvc door leading to rear.

First Floor Landing
Loft access via pull down ladder.

Bedroom One
12'9" x 10'3" (3.89m" x 3.12m")

Bedroom Two
11'5" x 10'2" (3.48m" x 3.10m")

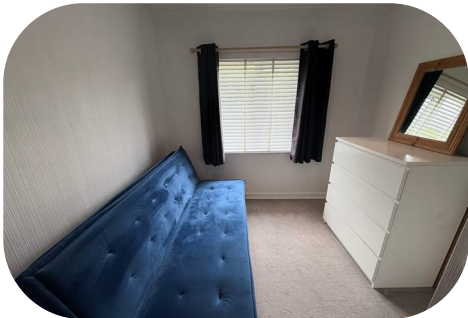
Bedroom Three
7'10" x 8'0" (2.41m x 2.44m)
Useful storage and double glazed window.

Bathroom
Modern three piece suite comprising shower cubicle, low flush wc, vanity sink and heated towel rail.

Exterior
To the putside there is a low maienantce garden to rear with a lawn garden to the front.

Council Tax Band
A

Tenure
FREEHOLD



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

