



## 5 Highgate Close, Queensbury, Bradford, BD13 2RT

£180,000

- TWO BEDROOM SEMI DETACHED BUNGALOW
- CUL-DE-SAC POSITION
- ELECTRIC STORAGE HEATING
- MODERN SHOWER ROOM
- POTENTIAL TO MODERNISE/UPDATE
- OFF-ROAD PARKING FOR SEVERAL CARS
- GARAGE, SHED & GREENHOUSE
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- EARLY VIEWING IS ADVISED



## 5 Highgate Close, Bradford BD13 2RT

**\*\* TWO BEDROOM SEMI DETACHED BUNGALOW \*\* GOOD-SIZED PLOT \*\* DRIVE FOR SEVERAL CARS \*\* GARAGE \*\* SOME UPDATING REQUIRED \*\* CUL-DE-SAC LOCATION \*\*** This true bungalow sits in a cul-de-sac position at Clayton Heights and offers a blank canvas for the new owner to modernise the property to their own taste. The property sits on a generous plot with ample off-road parking, garage and perhaps potential to extend STPP. Briefly comprising of: Porch, Vestibule, Hallway, Lounge, Dining-Kitchen, two Bedrooms & a Shower Room. Close to local amenities and bus routes. Be quick with this one.



Council Tax Band: C



## **Porch**

Side entrance porch with UPVC door and windows, leading to a small vestibule and a further door in to the hallway.

## **Vestibule**

Door to the hallway.

## **Hall**

Doors off to all rooms and an electric storage heater.

## **Lounge**

16'0" x 10'9"

A spacious living room with a large window to the front elevation and a fireplace housing a modern electric fire.

## **Dining-Kitchen**

9'4 x 8'9

Fitted with a range of base and wall units, laminated work surfaces and splash-back tiling. Electric cooker point, sink and drainer with mixer tap, breakfast bar and windows to the front and side elevations.

## **Bedroom One**

11'0 x 10'9

Window to the rear elevation and an electric storage heater.

## **Bedroom Two**

8'9 x 7'8

Window to the rear elevation, electric storage heater and a hatch to the loft space.

## **Shower Room**

Walk-in double width shower cubicle with a glass sliding door and an electric shower, pedestal washbasin and a low flush WC. Fully tiled walls and a window to the side elevation.

## **External**

To the front of the property is a low maintenance garden with flower beds, paving and a gravelled area. The driveway leads down the side of the house with parking for 3+ cars that leads to a single detached garage with an 'up and over' door. To the rear is a paved patio garden with flower/vegetable beds, garden shed and a greenhouse.

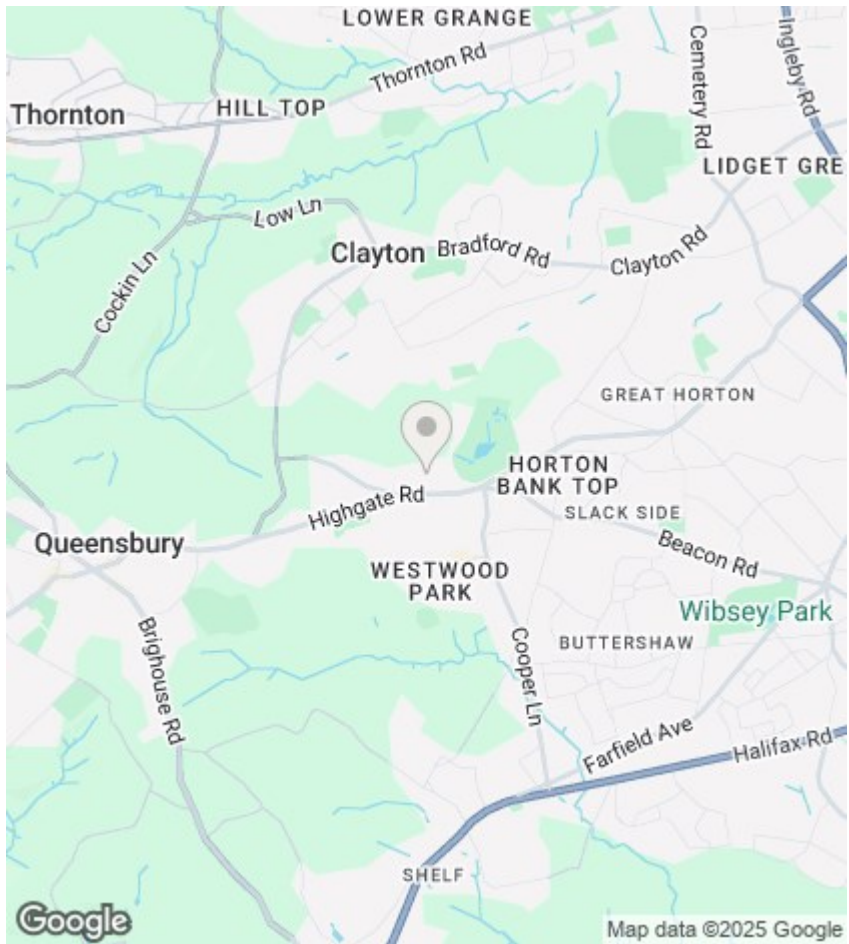












## Directions

## Viewings

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

EPC Rating:  
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

