



Bush Hill Fold, Queensbury
Offers In The Region Of £170,000

****DETACHED**THREE BEDROOMS**IMMACULATE**SOUGHT AFTER LOCATION****

Immaculately presented THREE BEDROOM DETACHED property which has been recently modernised by the present owners. Located in the SOUGHT AFTER LOCATION OF THE MOUNTAIN, which is within WALKING DISTANCE of the popular FOXHILL PRIMARY SCHOOL.

Benefits from a modern high gloss fitted kitchen, house bathroom and en suite shower room. Being situated at the HEAD OF CUL-DE-SAC the property is sure to attract interest from FTB/COUPLES AND FAMILIES. The accommodation briefly comprises of a entrance, cloaks w/c, dining kitchen and a lounge. To the first floor there are three bedrooms and a house bathroom. There is an ENCLOSED LAWNED PATIO GARDEN to the rear with a DRIVEWAY providing off street parking.





Immaculately presented three bedroom detached property which has been recently modernised by the present owners. Located in the sought after location of The Mountain, which is within walking distance of the popular Foxhill Primary School. Benefits from a modern high gloss fitted kitchen, house bathroom and en suite shower room. Being situated at the head of a cul-de-sac the property is sure to attract interest from FTB, Young Couples/ Families. The accommodation briefly comprises of a entrance, cloaks w/c, dining kitchen and a lounge. To the first floor there are three bedrooms and a house bathroom. There is an enclosed lawned and patio garden to the rear with a driveway providing off street parking.

Dining Kitchen

19' x 10'4" (5.79m x 3.15m)

Modern High gloss fitted wall and base units complementary work surfaces, stainless steel sink unit, tiled splash, oven, hob and extractor hood, gas central heating radiator and double glazed window, upvc door leading to the outside.

Utility

Complementary work surface, plumbing for automatic washing machine, tiled splash, gas central heating radiator and double glazed window.

cloakroom

Modern two piece suite comprising; low flush wc, pedestal basin, gas central heating radiator and double glazed window.

Lounge

17'1" x 12'1" (5.21m x 3.68m)

With gas central heating radiator and double glazed window.

First floor landing

Bedroom One

12'9" x 10'6" (3.89m x 3.20m)

With gas central heating radiator and double glazed window.

Ensuite

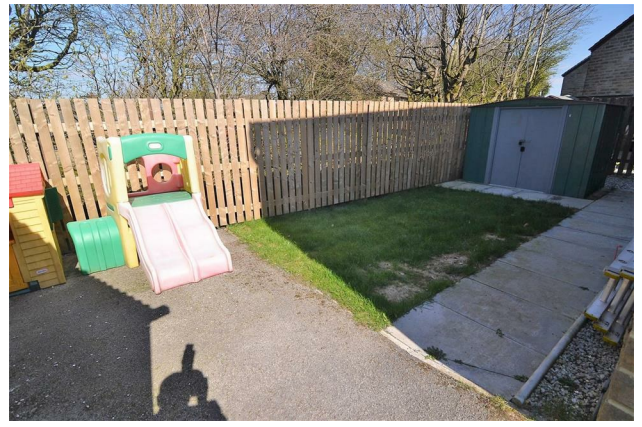
With two piece suite shower cubicle pedestal basin and tiled walls.

Bedroom Two

8'8" x 9'1" (2.64m x 2.77m)

With gas central heating radiator and double glazed window.





Bedroom Three

9'4" x 5'7" (2.84m x 1.70m)

With gas central heating radiator and double glazed window.

Bathroom

With modern three piece suite comprising: panelled bath, thermostatic shower, glass shower screen, low flush wc, pedestal basin, gas central heating radiator and double glazed window.

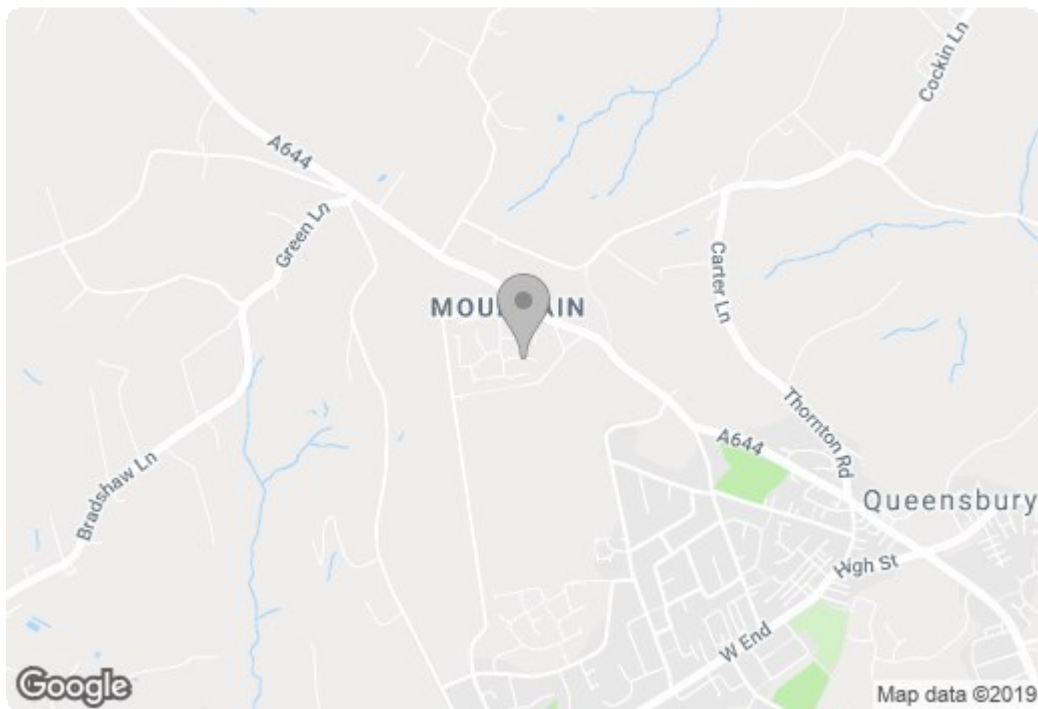
Exterior

To the outside there is a low maintenance paved garden with a driveway leading to a large garage/workshop with mains electric and units down one side.

Directions

From our office proceed to the traffic lights and turn left onto the A644. Continue past Bradford Sub Aqua Club and take the next left onto Mill Lane. Take the third left onto Micklemoss Drive and then the 2nd left onto Bushill Fold. The the property will be distinguishable by our for sale sign.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

