



## 4 Bush Hill Fold, Queensbury, Bradford, BD13 1NU

£160,000

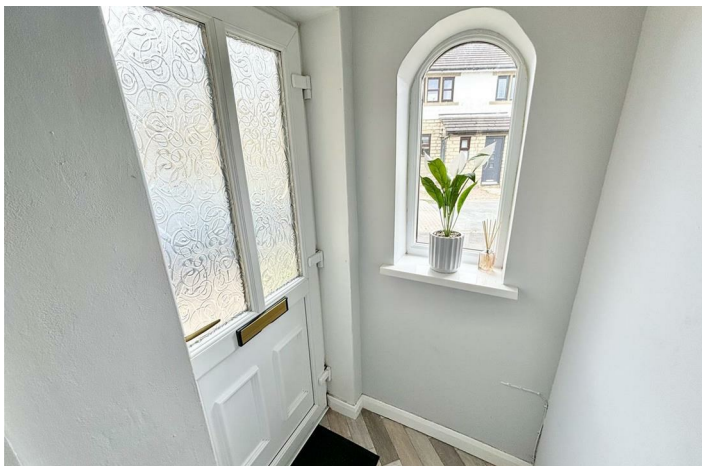
- TWO BEDROOM SEMI DETACHED
- MODERN BATHROOM
- GARDENS TO THE SIDE & REAR
- POPULAR MOUNTAIN AREA
- TWO DOUBLE BEDROOMS
- NEW KITCHEN IN 2024
- LOUNGE WITH MEDIA WALL
- DRIVEWAY TO THE FRONT
- WELL PRESENTED
- EARLY VIEWING ADVISED

# 4 Bush Hill Fold, Bradford BD13 1NU

Nestled in the charming area of Mountain, Queensbury, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and stylish home. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for something ready to move straight in to. Upon entering, you will be greeted by a newly fitted kitchen, completed in 2024, which combines modern design with functionality. A door leads to a spacious living room with modern decor, media wall with LED lighting and French doors to an enclosed rear garden. Additionally, the property offers off-road parking for one vehicle to the front. **VIEW NOW!**



Council Tax Band: B



## **PORCH**

The front entrance door leads into a small porch with an arched window to the front elevation and a door to the kitchen.

## **KITCHEN**

10'8 x 7'3

A new kitchen fitted in 2024 and enjoying a range of modern white gloss finish base and wall units, marble effect work surfaces with matching up-stands and a breakfast bar. Stainless steel sink with pot-washer tap, plumbing for washing machine, boiler cupboard and a window to the front elevation. Central heating radiator.

## **LIVING ROOM**

14'2 x 10'9

A good-sized living room with a back-lit media wall with a wall TV point, spotlights and shelving. Laminate flooring, French doors to the rear garden, a central heating radiator and open stairs leading off to the first floor.

## **FIRST FLOOR**

Landing area with access to the loft space.

## **BEDROOM ONE**

10'9 x 7'6

Window to the rear elevation and a central heating radiator. Currently used as an office and dressing room.

## **BEDROOM TWO**

10'9 x 7'4

Window to the front elevation, fitted storage cupboard and a central heating radiator.

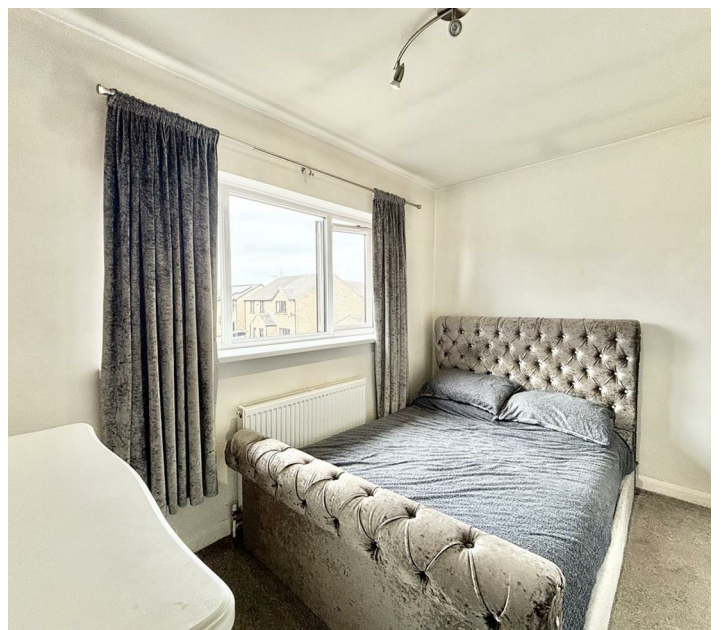
## **BATHROOM**

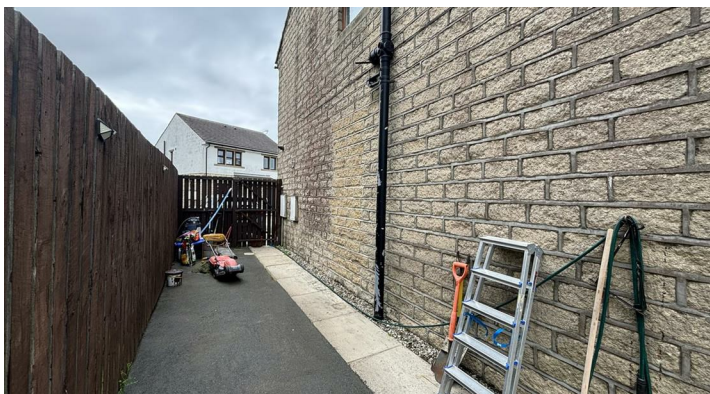
A modern fully tiled bathroom comprising of a 'P' shaped bath with rainfall shower over, pedestal washbasin and a low flush WC. Tiled floor, window to the side elevation and a chrome heated towel rail.

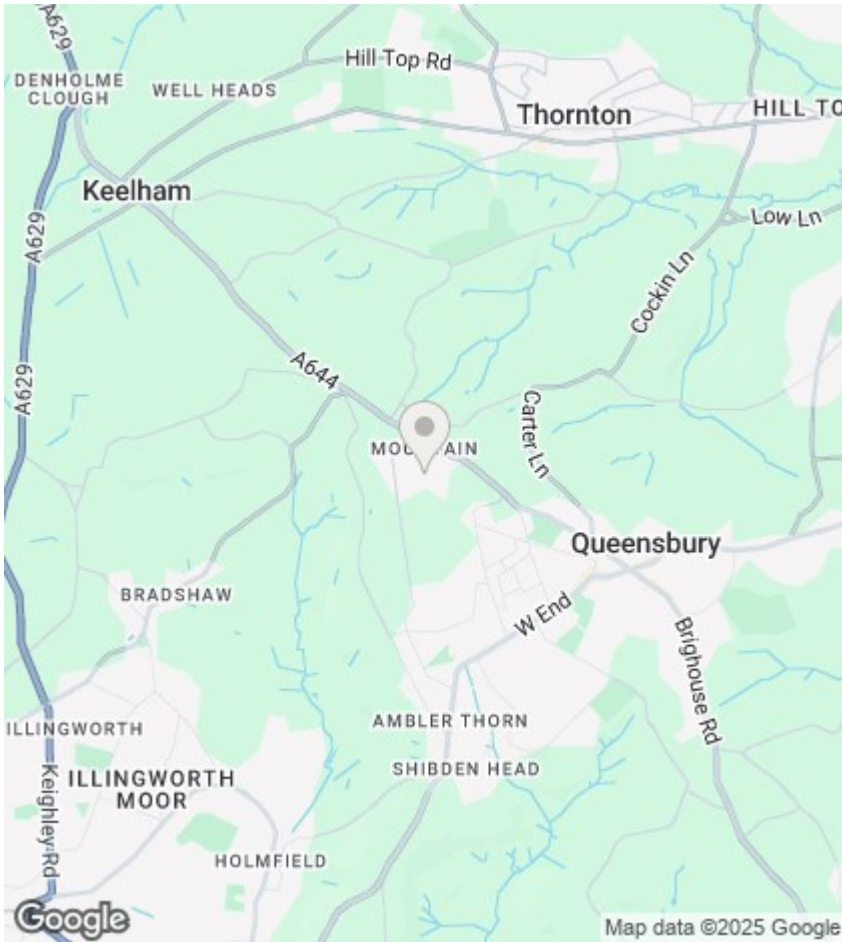
## **EXTERNAL**

To the front of the property is an open plan driveway with parking for one car and a lawn area. Gates to the side lead to a further driveway area and access to the rear. The back garden is fully enclosed and consists of a lawn, plus a paved patio seating area and a fenced boundary.

## **EPC & FLOORPLAN TO FOLLOW**







## Directions

## Viewings

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

## EPC Rating:

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