



## 20 Hillcrest Road, Bradford, West Yorkshire, BD13 2RA

£195,000

- THREE BEDROOM SEMI DETACHED
- MODERN FITTED KITCHEN & BATHROOM
- OFF-ROAD PARKING
- LARGE DECK/PATIO
- WALKING DISTANCE TO TRINITY ACADEMY
- WELL PRESENTED THROUGHOUT
- OPEN RURAL VIEWS TO THE REAR
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES

# 20 Hillcrest Road, Bradford BD13 2RA

**\*\* MODERN THREE BEDROOM SEMI DETACHED \*\* WELL PRESENTED THROUGHOUT \*\* SUPERB OPEN VIEWS TO THE REAR \*\* LARGE REAR GARDEN \*\*** Bronte Estates are delighted to offer for sale this impressive family home in Queensbury with stunning distant rural views to the rear! The property has had a new roof in recent years and has been well maintained by the current owners. Briefly comprising of: Front Porch, Hallway, Lounge, Dining Kitchen, rear Porch/Utility, three Bedrooms & Bathroom. Gardens front and rear and ample off-road parking. Early viewing is advised.



Council Tax Band:



### **Porch**

A front composite entrance door and UPVC windows. Leading directly into the hallway.

### **Hallway**

14'8 x 5'1

Solid wood flooring, open stairs to the first floor and a modern vertical radiator. Double doors to the lounge and a door to the kitchen.

### **Lounge**

12'9 x 9'7

Bay window to the front elevation, central heating radiator and a brick fireplace recess.

### **Dining Kitchen**

15'0 x 9'1

Fitted with a good range of base and wall units, butchers block working surfaces and complimentary splash-back wall tiling.

Integrated appliances include: a fridge-freezer, second freezer, microwave, dishwasher, electric oven, electric hob and a chimney style extractor. Slate tiled floor, windows to the side and rear elevations plus a central heating radiator.

### **Rear Porch / Utility**

7'0 x 4'2

A handy rear porch with plumbing for a washing machine, tiled floor, working surface and a door to the rear garden.

### **First Floor**

Landing area with open spindle balustrade, window to the side elevation and access to a boarded loft space.

### **Bedroom One**

10'7 x 9'5

Fitted with wall-to-wall wardrobes with sliding doors, window to the front elevation and a central heating radiator.

### **Bedroom Two**

9'3 x 9'3

Window to the rear elevation making the most of the open views and a central heating radiator.

### **Bedroom Three**

7'7 x 5'6

Room for a single bed, set of drawers and a built in clothes hanging space. Window to the front elevation and a central heating radiator.

### **Bathroom**

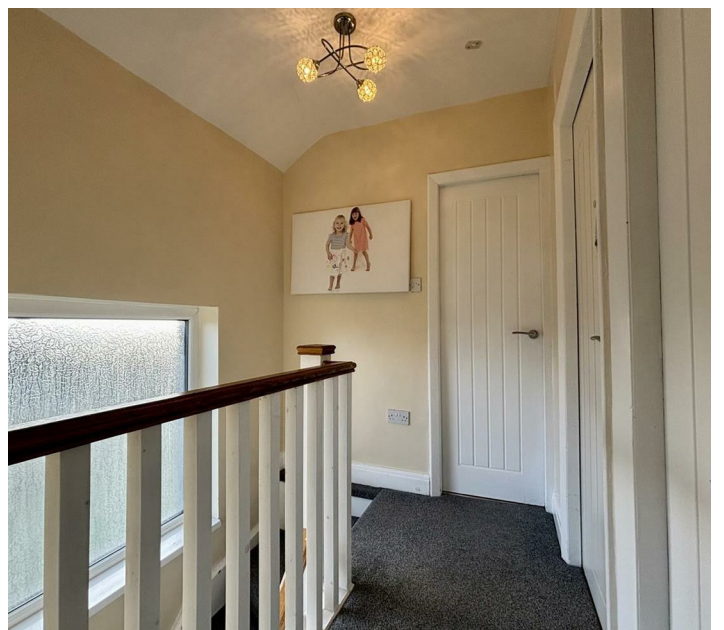
A modern white bathroom suite comprising of a 'P' shape bath with folding screen and an electric shower, pedestal washbasin and a low flush WC. Tiled floor, heated towel rail and a window to the rear elevation.

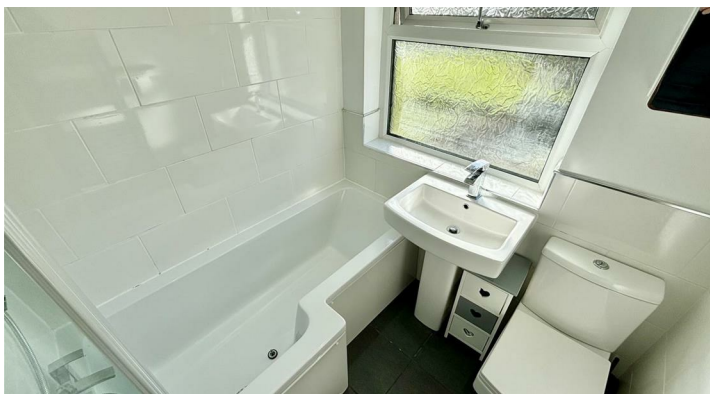
### **Loft**

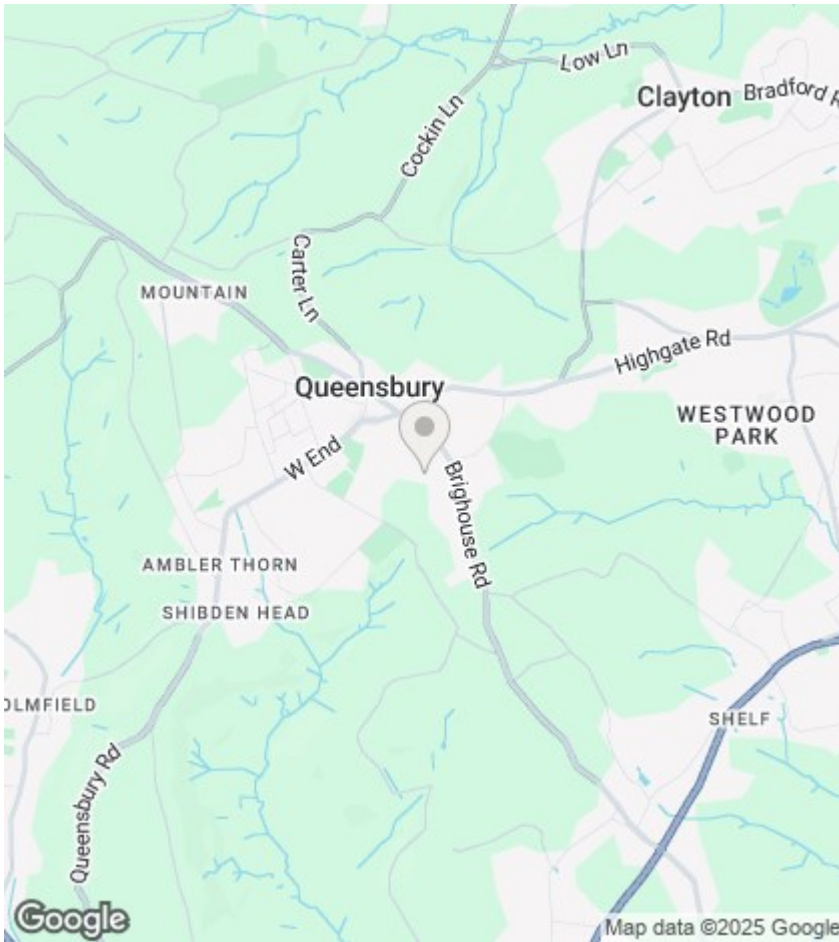
A fully boarded loft space with access from the landing.

### **External**

To the front of the property is an open plan tarmac driveway and artificial grass, with further parking at the side of the house. To the rear is a large decked patio (the full width of the garden) with steps down to a lower lawned level and a paved patio with garden shed. A great location for families with a Tesco within walking distance, bus routes close by and Trinity Academy a short walk through the fields to the rear. There also may be potential to extend the property to the side and rear, subject to securing the required planning approvals and building control. Planning permission was granted in the past for a Garage and kitchen extension at ground level; bedroom and second bathroom at first floor level ref: 84/06013/FUL but this has lapsed.







## Directions

From Queensbury Traffic lights, head down passed Tesco and through the lights. Look out for Ridgeway (third on the right) and take the turning. At the end turn right on to Hillcrest Road and number 20 can be found on your left hand side.

## Viewings

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

## EPC Rating:

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>			
(39-54) <b>E</b>	51		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 