



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.

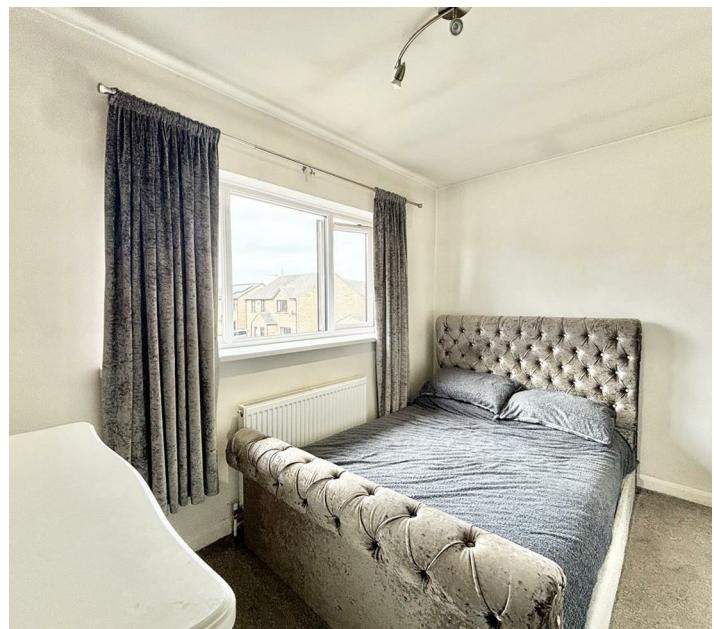
BATHROOM

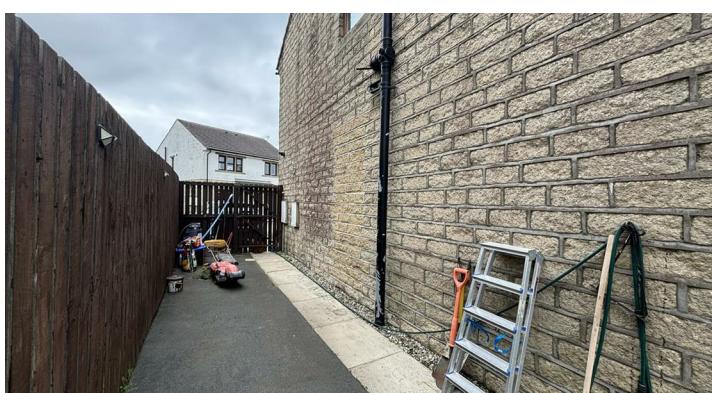
A modern fully tiled bathroom comprising of a 'P' shaped bath with rainfall shower over, pedestal washbasin and a low flush WC. Tiled floor, window to the side elevation and a chrome heated towel rail.

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