



## 6 Hillcrest Road, Queensbury, Bradford, BD13 2RB

£145,000

- THREE BEDROOM SEMI DETACHED
- ATTENTION BUILDERS & INVESTORS
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- AMENITIES NEAR BY
- SOLD WITH NO CHAIN
- GAS CENTRAL HEATING
- DRIVEWAY & GARAGE
- CLOSE TO LOCAL SCHOOLS
- EARLY VIEWING ADVISED

# 6 Hillcrest Road, Bradford BD13 2RB

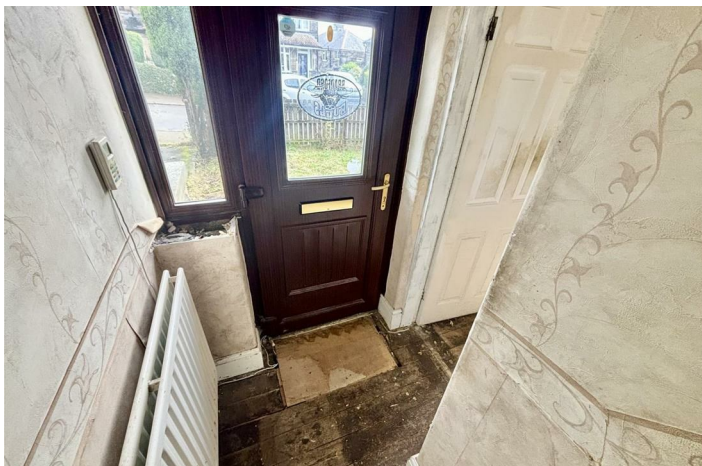
**\*\* THREE BEDROOM SEMI DETACHED \*\* UPDATING REQUIRED \*\* CHAIN FREE \*\* OFF-ROAD PARKING & GARAGE \*\* GOOD-SIZED REAR GARDEN \*\* CLOSE TO LOCAL SCHOOLS, SUPERMARKET & BUS ROUTES \*\*** Bronte Estates are pleased to offer for sale this traditional style semi on Hillcrest Road in Queensbury. Although updating and modernisation is required, the property offers great potential to add value and create a lovely family home. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, three Bedrooms & Bathroom. Gardens front and rear, driveway and a single garage. Be quick with this one!

Bronte Estates are now in receipt of an offer for the sum of £145,000 for 6 Hillcrest Road.

Anyone wishing to place an offer on the property should contact Bronte Estates, 11 High Street, Queensbury, BD13 2PE, 01274 884040 before exchange of contracts.



Council Tax Band: B



## Public Notice

Bronte Estates are now in receipt of an offer for the sum of £145,000 for 6 Hillcrest Road. Anyone wishing to place an offer on the property should contact Bronte Estates, 11 High Street, Queensbury, BD13 2PE, 01274 884040 before exchange of contracts.

## Hall

Stairs to the first floor. central heating radiator and a door to the lounge.

## Lounge

13'2 x 12'8

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

## Kitchen-Diner

15'8 x 9'4

Kitchen area and separate space for dining. Fitted with a range of base and wall units, work surfaces and splash-back tiling. Enamel sink with mixer tap, plumbing for a washing machine and plumbing for a dishwasher. Electric oven and grill, five ring gas hob and an extractor above (Not tested). Window and French doors to the rear elevation. Central heating radiator.

## First Floor

Landing area with a window to the side elevation and access to the loft space via a drop down ladder.

## Bedroom One

10'9 x 10'0

Window to the front elevation and a central heating radiator.

## Bedroom Two

9'9 x 9'8

Window to the rear elevation and a central heating radiator.

## Bedroom Three

7'9 x 5'9

Window to the front elevation and a central heating radiator.

## Bathroom

Bath with shower over, pedestal washbasin and a low flush WC. Window to the rear elevation and a heated towel rail

## External

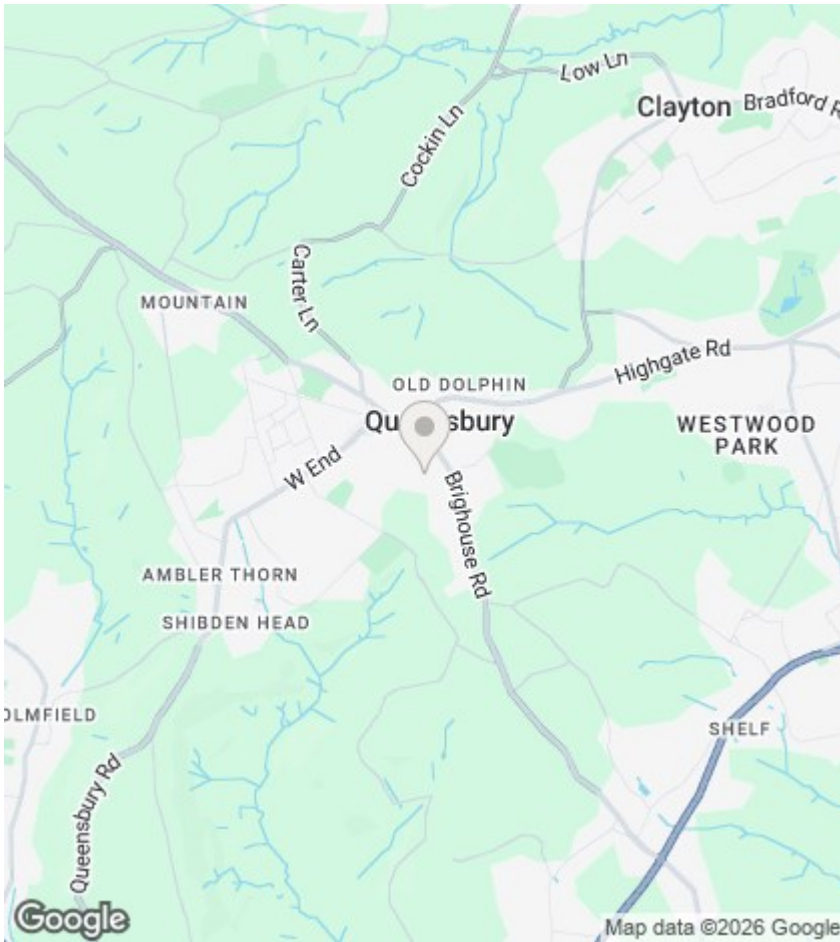
Open plan driveway to the front, lawn and mature trees. The drive runs down the side of the house to the garage. To the rear is an enclosed garden with a pleasant aspect to the rear. The garage has an 'up and over' door and has been partially converted.

## Please Note

All services/appliances have not and will not be tested.







## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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 