



12 Coombe Hill, Queensbury, Bradford, BD13 1HE

*** STUNNING VIEWS TO THE REAR ** SUPERB PLOT POSITION ** VAST AMOUNT OF POTENTIAL TO CREATE A LARGE FAMILY HOME ** Step inside this lovely dormer style SEMI DETACHED property situated within a cul de sac position in the Clayton Heights/Queensbury area. Briefly comprising; Large conservatory, inner hall, Lounge leading through to the sitting room (formerly a bedroom), house bathroom and breakfast kitchen to the ground floor. TWO DOUBLE BEDROOMS and plenty of storage to the first floor. Externally are LARGE gardens to THREE SIDES, driveway and detached garage. The far reaching views across the valley compliment the outside space.

£257,000

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ENTRANCE

Via Conservatory

CONSERVATORY 12'11" x 7'6" (3.94m x 2.29m)

A great addition which enjoys the views. Useful store cupboard and laminate flooring

HALLWAY

Stairs leading to the first floor and understair store cupboard. Laminate flooring

SHOWER ROOM

Walk in shower room

LOUNGE 10'10" x 16'3" (3.3m x 4.95m)

Lovely reception room with feature fireplace housing stove

SITTING ROOM 10'10" x 12'1" (3.3m x 3.68m)

Formerly a bedroom which is now a second reception room. Opening to the lounge

KITCHEN 11'8" x 8'11" (3.56m x 2.72m)

Plenty of wall and base units. Worktops, sink and drainer. Hob and extractor with double eye level oven. Tiled splash back, plumbing for washer and integrated dish washer and fridge freezer

BATHROOM

Three piece white suite

FIRST FLOOR

BEDROOM 16'3" x 10'10" (4.95m x 3.3m)

Fitted bedroom furniture

BEDROOM 8'11" x 11'5" (2.72m x 3.48m)

OUTSIDE

Sit on an enviable plot with wrap around gardens to three sides. Lawned areas, ideal for family gatherings with paved seating, all well stocked with mature shrubs, greenhouse and parking. All aspects of the gardens enjoy the far reaching views across the valley. Driveway allowing parking for several cars and detached garage

FURTHER INFORMATION

Council Tax - Band C

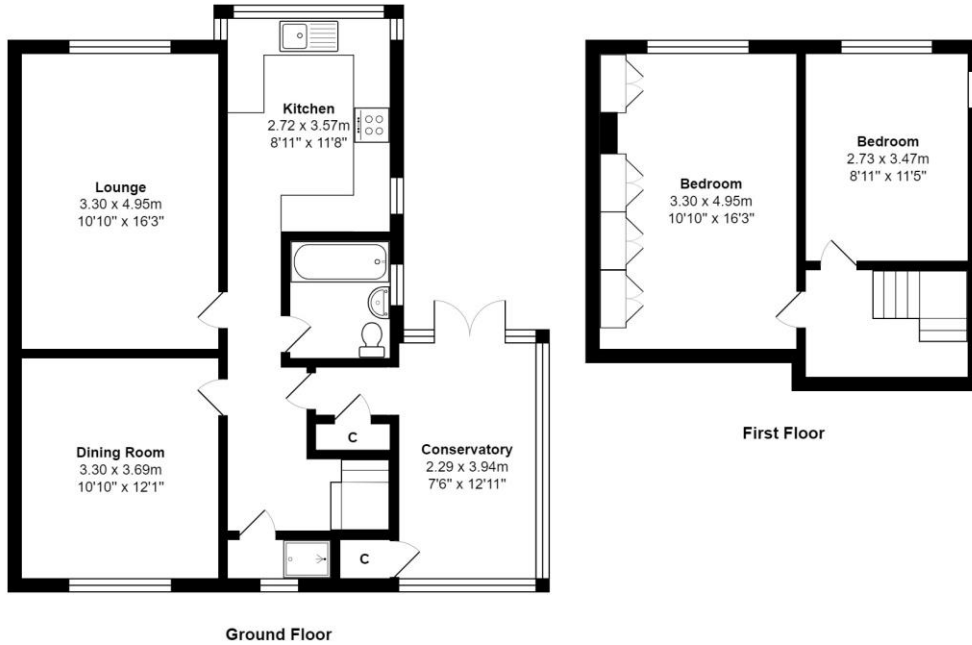
Tenure - Freehold

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 97.5 m² ... 1050 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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