



18 Orleans Street, Bradford, West Yorkshire, BD6 2EL
Asking Price £90,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented ONE BEDROOM SEMI-DETACHED BUNGALOW with no onward sale chain located in BD6, Bradford. With gardens to front and side, a spacious kitchen and close proximity to local schools, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; kitchen/dining room, living room, bedroom, en-suite shower room, loft. Externally the property has low-maintenance gardens to the front and side, and parking is easily accessible on-street. The property benefits from double glazing throughout and is being offered with no onward sale chain and a tenant in-situ.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY!

INTERNAL

Kitchen/Dining Room



Kitchen/dining room in the centre of the property with access to the bedroom and living space.

The kitchen offers a good range of matching units with complimentary worktops.

Appliances include - electric hob with overhead extractor, under-counter oven/grill.

Space and plumbing for washing machine, dryer, free-standing fridge/freezer.

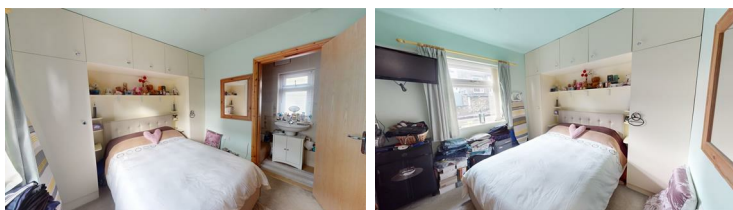
Living Room



Good-sized living room with double doors onto the decking/garden.

With ample space for a large suite and a small dining area if preferable.

Bedroom



Generous double bedroom with a view to the front of the property and an accompanying en-suite shower room.

The bedroom has fitted cupboards around the bed, and space for wardrobes.

En-Suite



En-suite shower room with frosted glass window and three-piece suite - corner shower, wc, wash basin.

EXTERNAL




Gardens



The property has a paved garden to the front leading round to the side of the property.

Accommodating two garden sheds and a decking/patio area.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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