



**14 Eltham Grove, Wibsey, Bradford, West Yorkshire, BD6 3RF**  
**Asking Price £260,000**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented and spacious EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME located on a quiet cul-de-sac in Wibsey, Bradford - BD6. With off-street parking for multiple cars, a large extended open-plan kitchen/dining/sitting room, a generous garden and master bedroom with dressing area, we expect this property to be popular with families looking for a property in the area. Internally comprising; entrance porch & hall, lounge, kitchen/dining/living room, utility room, wc, master bedroom with dressing room, two further bedrooms, bathroom and loft. Externally the property has a driveway for two cars to the front and a generous rear garden with patio area to the rear. The property offers potential to alter the master dressing room into what was previously a fourth bedroom, also with gas central heating and double glazing throughout.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !



## GROUND FLOOR

### Entrance

Entrance porch to the front of the property offering space for coats and shoes.

### Kitchen



The hub of this fantastic family home !

Contemporary kitchen to the rear of the property with large tiled flooring, skylight windows and accompanying open-plan living/dining areas.

The kitchen is fitted with a wide range of matching units with complementary solid worktops.

Appliances include - five-burner gas hob with overhead extractor, tower unit ovens, dishwasher, sink with drainer.

Space for an american-style fridge/freezer, further appliances accommodated in the utility room.

### Sitting/Dining Area



Open-plan from the kitchen is a generous living and dining area with bi-folding doors to the garden.

With the tiled flooring covering the entire room and generous space for a large suite and table with chairs as seen.

### Lounge



Separate reception room/snug for the property, ideal for this modern family home.

With a view to the front allowing for good natural light, and space for a large suite as seen.

### Utility Room



Contemporary utility room leading from the entrance to the

front of the property.

Offering a range of units with complementary worktops, sink with drainer and plumbing/electric for a washing machine/dryer.

### WC



Ground floor WC with wash basin and space for a coat store.

## FIRST FLOOR

### Master Bedroom



Well-presented master bedroom with a view to the front and accompanying dressing room.

The master is generous with ample room for a large bed and further wardrobes/dressing furniture.

### Dressing Area



Dressing area with domed entrance leading from the master bedroom.

Fitted with a range of clothing rails and offering space for a dressing table with chair as seen.

The dressing room was previously a bedroom, and offers potential for a fourth bedroom if preferable.

## Bedroom



Second bedroom, a further double room with a view to the rear of the property. Offering ample room for a large bed, side tables, wardrobes and dressing furniture.

## Bedroom



Third bedroom, a double room (currently with a single) with a view to the front elevation. Offering space for a single bed, wardrobes and dressing furniture.

## Bathroom



Stylish house bathroom with tiled flooring and dual-windows to the rear. Offering a matching four-piece suite as seen - bath, walk-in shower, wc, wash basin and vanity unit.

## EXTERNAL



## Garden




Generous recently landscaped garden to the rear of the property accessible via the bi-folding kitchen doors. The garden has a patio area leading from the house offering ideal outdoor entertaining/sitting space. With surrounding astroturf lawn and boundary fencing offering good privacy.

## Driveway



Driveway to the front of the property offering space for three cars to be parked.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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