



25 Derwent Avenue, Wilsden, Bradford, West Yorkshire, BD15 0LY
Asking Price £269,950

HAMILTON BOWER are pleased to offer FOR SALE with NO ONWARD SALE CHAIN this well-presented THREE BEDROOM SEMI-DETACHED PROPERTY located on a quiet cul-de-sac in the popular village location of Wilsden, Bradford with local schools, amenities and rural walks closeby. With a large master bedroom, three off-street parking spaces with additional single garage, great views over the village and a sun-trap garden, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance porch, dining kitchen, lounge, two ground floor bedrooms, bathroom, master bedroom. Externally the property has a low-maintenance garden to the front complete with patio area, a driveway/patio to the rear allowing for three parking spaces, and finally a single garage to the rear of the property. The property is well-maintained throughout, has central heating and double glazing and is ready to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !

GROUND FLOOR

Entrance Porch



Entrance porch to the front of the property with a door to the rear garden and kitchen. Ideal space for a coat and shoe store, allowing good lighting into the property.

Dining Kitchen



Generous dining kitchen leading through from the entrance porch with a great view over the village. The kitchen is fitted with a wide range of matching white units with complementary black worktops. Appliances include - gas hob with overhead extractor, dishwasher, oven/grill and sink with drainer. Power and plumbing for a free-standing fridge/freezer and a washing machine as seen. The room also offers space for a dining table with chairs.

Lounge



Spacious lounge to the front of the property with a great view to the garden. The lounge is a good size and offers room for a large suite as seen.

Bedroom



Ground floor double bedroom, with a view to the rear of the property. Bright and airy with full-length fitted wardrobes and space for a large bed with side tables.

Bedroom



Second ground floor bedroom, with a view to the rear of the property. Currently accommodating a single bed but with potential for a three-quarter if preferable.

Bathroom



House bathroom with matching three-piece suite, tiled splashbacks and a frosted glass window. The suite comprises of; corner shower, wc, wash basin and towel rail.

FIRST FLOOR

Master Bedroom



Fantastic master bedroom to the first floor with dual-skylight windows allowing for an abundance of natural light. The bedroom has wood flooring, an open staircase (with door

to the bottom), and fitted cupboard space to both sides via the eaves.

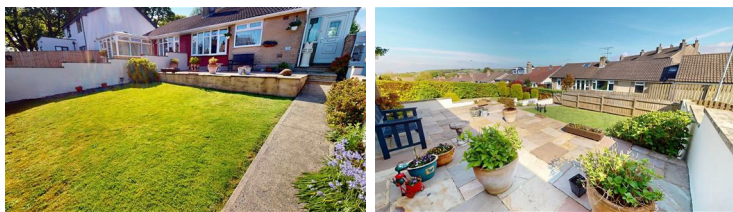
Allowing space for a large bed, side tables and wardrobes.

EXTERNAL



Single garage to the rear of the property (black door) offering a parking space for a good storage for the property.

Front Garden



Well-presented garden to the front of the property with gated entrance and path leading to entrance porch.

Low-maintenance with a central lawn to the lower end, boundary fencing, and a good-sized tiered patio area leading from the house.

Rear Patio/Driveway



The property has a patio area/driveway to the rear of the property with rear access through the entrance porch.

With the rear of the property attracting good sunlight, this can be used as three parking spaces or an additional area for outdoor seating.

The property has a detached single garage which may cover buyers parking requirements allowing for extra garden space.

Garage

