



**22 St. Abbs Way, Low Moor, Bradford, West Yorkshire, BD6 1ER**  
**Asking Price £229,950**

HAMILTON BOWER are delighted to welcome to the market FOR SALE this well-presented THREE BEDROOM SEMI-DETACHED FAMILY HOME located in the popular residential area of Low Moor, Bradford. With its off-street parking, contemporary finish throughout and open-plan living space, we expect this property to be popular with families looking for a home in the area. Internally comprising; entrance porch, open-plan living/dining rooms, kitchen, wc/utility, store, three bedrooms and bathroom. Externally the property has a large driveway to accommodate two cars and a well-presented garden to the rear with detached garage and patio area. The property is fitted with double glazing and gas central heating throughout and is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY



## GROUND FLOOR

### Kitchen

12'9" x 8'10" (3.91m x 2.7m)



Well-presented kitchen overlooking the front of the property. The kitchen is fitted with matching white wall and base units, contrasting concrete laminate worktops and hard wood flooring. The appliances include - hob with oven/grill, sink with drainer and finally a dishwasher. Space and power for a free-standing fridge/freezer, with the utility room offering space/plumbing for further appliances.

### Living Room

16'11" x 11'10" (5.18m x 3.63m)



Spacious living room with central fireplace and a view to the front. Fitted with hard-wood flooring and space to accommodate a large suite as seen.

### Dining Room

11'10" x 10'11" (3.63m x 3.35m)



Open-plan dining room with double doors onto the rear garden and hard-wood flooring. The room can accommodate a table and chairs as seen and leads through to the living room.

### WC / Utility

6'6" x 5'6" (1.99m x 1.68m)



Downstairs WC / Utility with WC, wash basin, space for appliances and above worktops.

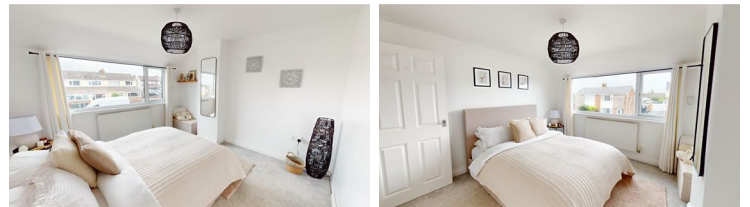
### Store

Good-sized store off the entrance hall ideal for coats and shoes.

## FIRST FLOOR

### Master Bedroom

11'1" x 11'2" (3.4 x 3.42m)



Well-presented master bedroom with a view over the front of the property. The room can accommodate a large bed and dressing furniture as seen.

### Bedroom

11'2" x 8'11" (3.41 x 2.72)



Second double bedroom overlooking the front, with space for a large bed and dressing furniture.

## Bedroom

8'9" x 7'6" (2.67 x 2.3)



Third bedroom currently housing a single bed with potential to be utilised as a child's room or home office.

## Bathroom

5'6" x 7'2" (1.7 x 2.19)



Contemporary house bathroom with matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

## EXTERNAL



Front elevation of semi-detached property with driveway to front and access to side through to garden.

## Garden



Well-presented garden to the rear with patio area, detached garage and lawn.

## Driveway



Double driveway to front of the property.



