



**26 Mostyn Grove, Wibsey, Bradford, West Yorkshire, BD6 3RB**  
**Asking Price £235,000**

HAMILTON BOWER are pleased to offer FOR SALE this EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME located on a quiet cul-de-sac in Wibsey, Bradford - BD6. With off-street parking, open-plan living, integrated solar panels, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; kitchen, living/dining room, two ground floor bedroom, conservatory, bathroom and a first floor primary bedroom with en-suite WC. Externally the property has good-sized gardens to both the front and rear, and a gated driveway to the front offering off-street parking. The property is in good condition throughout, has central heating and double glazing, a CCTV system, and is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY



## GROUND FLOOR

### Kitchen



Open-plan kitchen to the centre of the ground floor with access through to the living room and first floor staircase. The kitchen is fitted with a good range of matching cream units with complementary worktops and splashbacks. Appliances include - electric hob with overhead extractor, oven/grill, and sink with drainer. Space and power for a fridge/freezer, with plumbing for a washing machine in the conservatory.

### Living/Dining Room



Open-plan living room leading through from the kitchen with skylight windows and french doors to the garden. With a view to the garden and space for a table with chairs and a good-sized suite as seen.

### Bedroom



Ground floor double bedroom, previously the primary bedroom with a view to the front garden. Offering space for a large bed, side tables and wardrobes.

### Bedroom



Second ground floor bedroom, a single room with space for a bed and wardrobes as seen. The room could be ideal for a home office for those working remotely.

### Bathroom



Contemporary ground floor bathroom with tiled walls and flooring. Fitted with a matching three-piece suite as seen - walk-in shower, wc, wash basin and fitted unit.

### Conservatory



Conservatory to the front/side of the property with access through to the entrance hall. With plumbing/power for appliances, or to be used as a sun room if preferable.

## FIRST FLOOR

## Primary Bedroom



First floor primary bedroom with a dormer view to the front of the property.

Generous in size with ample room for a large bed, side tables and wardrobes.

## En-Suite WC

The primary bedroom also offers an accompanying wc and wash basin.

There is also potential to add a shower if preferable.

## EXTERNAL



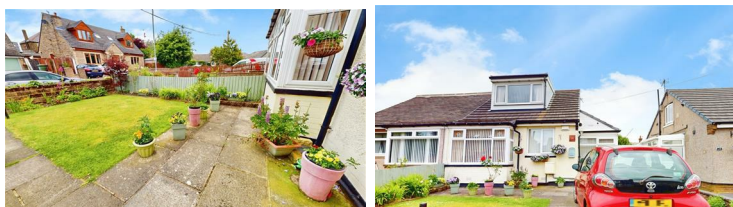
## Rear Garden



Low-maintenance garden to the rear of the property with side access or via the living room french doors.


Mainly flagged with space for outdoor seating, boundary fencing and a garden shed.

## Front & Driveway



The property has a lawned garden to the front of the property running alongside the driveway.

The driveway is gated and offers parking for at least two cars.

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		
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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