



**11 Fenwick Drive, Bradford, West Yorkshire, BD6 2NH**  
**Offers Over £189,950**

HAMILTON BOWER are pleased to offer FOR SALE this CORNER PLOT THREE BEDROOM SEMI-DETACHED FAMILY HOME with a new roof located in Bradford - BD6. With off-street parking for multiple cars, potential to extend the property (STPC), and a generous garden to three sides, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance, dining kitchen, lounge, two double bedrooms and a single bedroom, wc, bathroom and loft. Externally the property has a gated driveway with parking for a minimum of two cars, a pebbled pond area to the front, a patio area to the rear and finally a lawned side area with garden shed and shrubs. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Lounge



Spacious lounge with dual-aspect windows to the front and rear allowing for good natural lighting. The lounge centres around a gas fireplace and offers ample room for a large two/three piece suite as seen.

### Dining Kitchen



Dining kitchen with dual-aspect to the side and rear of the property. The kitchen is fitted with a wide range of matching white gloss units with complementary worktops. Appliances include - fridge/freezer, gas hob with oven/grill and overhead extractor, sink with drainer. Space and plumbing for a washing machine and dishwasher. The dining kitchen also has an under-stairs storage and space for a dining table with chairs.

## FIRST FLOOR

### Primary Bedroom



Good-sized primary bedroom with a view to the front of the property. The bedroom has full-length fitted wardrobes and ample room for a large bed and side tables.

### Bedroom



Second bedroom, a double room with a view to the front. With a bulk-head storage cupboard and ample space for a double bed with wardrobes.

### Bedroom



Third bedroom, a single room with a view to the rear elevation. With some fitted wardrobes/cupboards and space for a single bed or home office.

### Bathroom



House bathroom with matching white two-piece suite as seen - bath, wash basin.

### WC

Separate WC with wash basin and frosted glass window.

## EXTERNAL



### Front



Slated area to the front of the property with raised pond and boundary hedging.

### Side



Lawned and paved area to the side of the property offering a great sun-trap.  
With ample room for outdoor seating and leading round the to driveway with garden shed.

## Rear




Patio area to the rear of the property with paved and lawned area with boundary fencing.

### Driveway



Gated driveway to the side of the property offering parking for a minimum of 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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