



31 Royds Hall Drive, Wibsey, Bradford, West Yorkshire, BD6 2LQ Asking Price £179,950

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE DOUBLE BEDROOM TOWN HOUSE with off-street parking located on a popular modern development in Bradford - BD6. With two off-street parking spaces, primary bedroom with en-suite, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance, lounge, breakfast kitchen, wc, two first floor bedrooms, bathroom, second floor primary bedroom with en-suite. Externally the property has a low-maintenance garden to the rear and off-street parking to the rear of the property. 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



Lounge to the front of the property with a storage closet and entrance from the entry porch.
The lounge offers ample room for a large suite as seen.

Breakfast Kitchen



Breakfast kitchen to the rear of the property with double doors onto the garden.
The kitchen is fitted with a good range of matching units with complementary worktops and upstands.
Appliances - fridge/freezer, gas hob with overhead extractor, oven/grill, fridge/freezer and sink with drainer.
The kitchen is also fitted is a breakfast bar which seats two, but if preferable to be removed with space for a dining table.

WC

Ground floor WC with wash basin and access from the central hallway.

FIRST FLOOR

Bedroom



First floor double bedroom with a view to the front of the property.
Offering ample room for a double bed, side tables and wardrobes.

Bedroom



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

Bathroom



House bathroom to the first floor with laminate flooring and tiled splashbacks.
Fitted with a matching white three-piece suite as seen - bath, wc, wash basin and towel rail.

SECOND FLOOR

Primary Bedroom



Generous primary bedroom to the second floor with accompanying en-suite shower room.
The bedroom offers ample room for a large bed, side tables, wardrobes and dressing area.

En-Suite



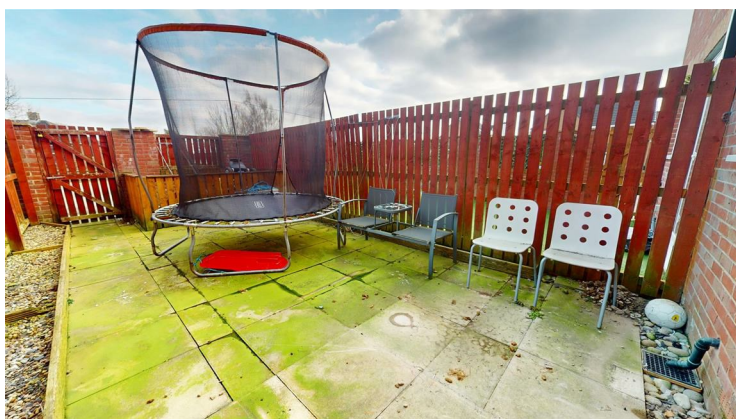
Primary bedroom en-suite shower room with laminate flooring and velux window.
Fitted with a matching three-piece suite - corner shower, wc, wash basin and towel rail.

EXTERNAL



To the rear of the property is a parking bay where the property has two off-street parking spaces.

Rear



Low-maintenance gated garden to the rear of the property with access from the double kitchen doors.
With space for a seating area, trampoline as seen and a barbecue area if preferable.

Parking

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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