



**7 Howgill Green, Bradford, West Yorkshire, BD6 2SE**  
**Asking Price £189,950**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE BEDROOM SEMI-DETACHED FAMILY HOME located on a quiet cul-de-sac in Bradford - BD6. With a large garden to the rear, good presentation throughout, 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 hall, kitchen, living/dining room, two double bedrooms and a single bedroom, shower room and loft. Externally the property has low-maintenance gardens to both the front and back, and parking is easily accessible on-street.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY



## GROUND FLOOR

### Kitchen



Good-sized kitchen with access to the rear garden and dual-aspect windows.

With fitted units to both sides with complementary worktops and tiled splashbacks.

Space for / appliances - range cooker with overhead extractor, fridge/freezer, washing machine, power/plumbing for free-standing appliances.

### Living/Dining Room



Spacious living room with dual-aspect windows allowing for an abundance of natural light.

With a central fireplace and ample room for a large suite and family dining table as seen.

## FIRST FLOOR

### Primary Bedroom



Generous primary bedroom with a view to the front of the property.

Offering ample room for a large bed, side tables and wardrobes.

### Bedroom



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

### Bedroom



Third bedroom, a single/three-quarter room with a view to the rear of the property.

Currently used a dressing room with space for wardrobes, but ideal for a child's bedroom or home office.

### Shower Room



Modern shower room with tiled walls/flooring and frosted window.

Fitted with a matching white three-piece suite - fitted units, wc, wash basin, towel rail and walk-in shower.

## EXTERNAL



## Rear



Low-maintenance garden to the rear of the property with access from the side or kitchen.

Mostly paved but with a central astroturf lawn, patio area, new boundary fencing and garden outhouse.

## Front



Flagged front garden with gated entrance and space for garden furniture as seen.

Energy Efficiency Rating		
	Current	Potential
Very 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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
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