



**26 Loweswater Avenue, Bradford, West Yorkshire, BD6 2TH**  
**Asking Price £140,000**

HAMILTON BOWER are pleased to offer FOR SALE this TWO BEDROOM SEMI-DETACHED PROPERTY located in Bradford - BD6. With off-street parking, a generous garden, and within close proximity to local schools, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance hall, lounge, kitchen, two bedrooms, bathroom and loft. Externally the property has gardens to the front and rear, and a driveway to the front offering off-street parking. 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

### Kitchen



Kitchen to the rear of the property with a view to the garden. Fitted with a wide range of matching white gloss units with complementary worktops and tiled splashbacks. Appliances - gas hob with overhead extractor, oven/grill, sink with drainer, washing machine, free-standing fridge/freezer.

### Lounge



Spacious lounge to the front of the property with open staircase to the first floor. The lounge has a central fireplace, laminate flooring and space for a good-sized suite.

## FIRST FLOOR

### Primary Bedroom



Good-sized primary bedroom with a view to the rear of the property. Offering ample room for a large bed, side tables and wardrobes.

### Bedroom



Second bedroom, a single/three-quarter bedroom with a view to

the front of the property.

With a storage closet and ample room for a bed with side tables or desk as seen.

### Bathroom



Contemporary bathroom with frosted window to the front of the property.

With tiled walls and flooring and a matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

## EXTERNAL



### Rear




The property benefits from a large garden to the rear of the property with boundary fencing. The garden is mainly lawned, with a gated side entrance through to the driveway.

### Front



Lawn to the front of the property with the driveway running alongside offering parking for at least two cars.

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>		
(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 environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 