



**123 Beldon Lane, Bradford, West Yorkshire, BD7 4LE**  
**Asking Price £230,000**

HAMILTON BOWER are pleased to offer FOR SALE this THREE BEDROOM END TOWN-HOUSE FAMILY HOME located in Bradford - BD7. With two reception rooms, multiple off-street parking spaces, 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 hallway, lounge, kitchen, dining room, WC, primary bedroom, two further bedrooms and loft. Externally the property has a well-presented garden to the rear of the property, a detached single garage, and a gated driveway to the front and side offering off-street parking for at least three cars. 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



Well-presented lounge with a bay window view to the front of the property.  
With a central wood-burning stove and ample room for a large suite as seen.

### Dining Room



Second reception room, dining room to the rear of the property with door onto the garden.  
With laminate flooring throughout and ample room for a family dining table with chairs.

### Kitchen



Cooking kitchen to the rear of the property with dual-aspect side and skylight windows.  
The kitchen is fitted with a good range of matching wooden units with complementary worktops and tiled splashbacks.  
Appliances - oven/grill, gas hob with overhead extractor, fridge/freezer, washing machine and sink with drainer.

## WC



Ground floor WC off the entrance hall with frosted window and wash basin.

## FIRST FLOOR

### Primary Bedroom



Generous primary bedroom to the rear of the property with a view to the garden.  
With full-length fitted wardrobes to one side, and ample room for a large with side tables and dressing furniture.

### Bedroom



Second double bedroom, to the front of the property with laminate flooring.  
The room offers ample space for double bed with side tables, wardrobes and dressing furniture.



## Bedroom



Third bedroom, a single room to the front of the property with laminate flooring. Currently used as a dressing room but offering an ideal space for a home office or child's bedroom.

## Bathroom

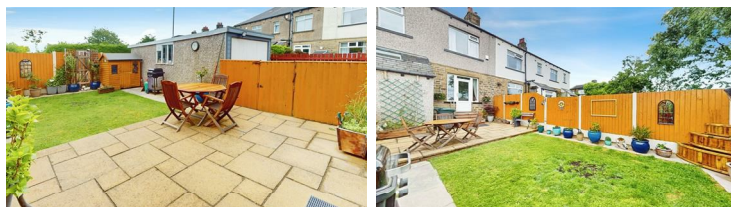


Bathroom to the rear of the property with tiled walls/flooring and frosted window. Fitted with a matching four-piece suite - corner shower, bath, wc, wash basin with fitted unit.

## EXTERNAL

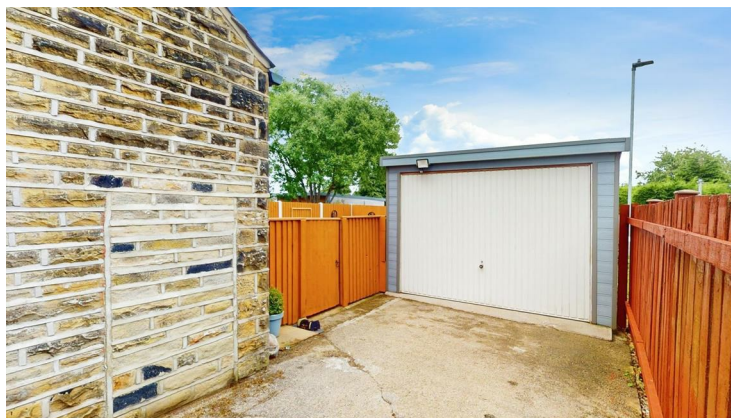


## Rear



Well-presented garden to the rear of the property with gated side entrance or access from the dining room. With a patio area leading from the property - ideal for outdoor seating, a central lawn, garden shed and boundary shrubs/potted plants.

## Side & Garage




Driveway to the front and side of the property leading down to a detached single garage with halfway gate. The garage has an up-and-over door, power supply and offers ideal storage space or extra parking. Given the space to the front and side of the property, the property offers potential to be extended (STPC).

## Front



Driveway and garden to the front of the property with gated entrance and boundary hedging.

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>		
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