



3 Wellgarth, Buttershaw, Bradford, West Yorkshire, BD6 2UG Asking Price £250,000

HAMILTON BOWER are pleased to offer FOR SALE these THREE NEW BUILD PROPERTIES on a well-presented cul-de-sac development in Bradford - BD6 offering good commuter links to Bradford & Halifax. Consisting of TWO SEMI-DETACHED AND ONE DETACHED PROPERTY, all three properties offer off-street parking with EV charging points, solar panels, private gardens to the rear and good-quality fixtures and fittings throughout.

Detached property - Internally comprising; entrance hallway, ground floor bedroom, shower room, utility room, single garage, living room, open-plan dining kitchen, primary bedroom with en-suite, a further double and single bedroom, bathroom and loft. Externally the property has a private lawned garden to the rear with side access, and to the front parking for multiple cars with EV charging point.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Bedroom



Ground floor bedroom with laminate flooring and high-line window to the side.

Ideal for a child's bedroom with accompanying shower room, or to be used as a home office/dressing room.

Shower Room



Ground floor shower room sitting opposite the bedroom, with a contemporary three-piece suite - shower, WC, wash basin and chrome towel rail.

Utility Room



Utility room to the end of the ground floor with laminate flooring, sink with drainer and fitted unit, boiler and plumbing supply.

Garage

Single garage with electric roller door and internal access from the entrance hallway.

Entrance Hallway



FIRST FLOOR

Dining Kitchen



The hub of this family home - spacious open-plan dining kitchen with double doors to both the living room and the garden. With good-quality fixture & fittings, breakfast bar, contemporary worktops and upstands. Integrated appliances - gas hob with overhead extractor, oven/grill, fridge/freezer, dishwasher.

Living Room



Spacious living room with double doors from the dining kitchen and doors to the Juliette balcony to the front.

SECOND FLOOR

Primary Bedroom



Second floor primary bedroom with a view to the front of the

property and an accompanying en-suite shower room. Offering ample room for a large bed with side tables, wardrobes and dressing furniture.

En-Suite



Half-tiled primary en-suite shower room with laminate flooring and frosted window. Fitted with a contemporary three-piece suite - shower, WC, wash basin and chrome towel rail.

Bedroom



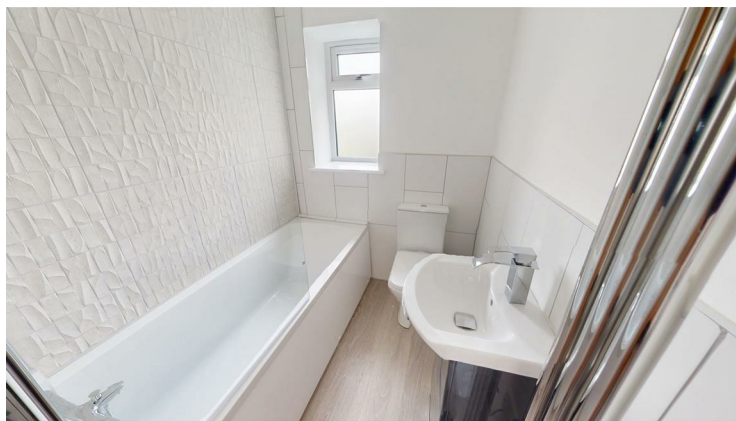
Second floor double bedroom with a share of the house bathroom with bedroom four. Offering ample room for a double bed with side tables and wardrobes.

Bedroom



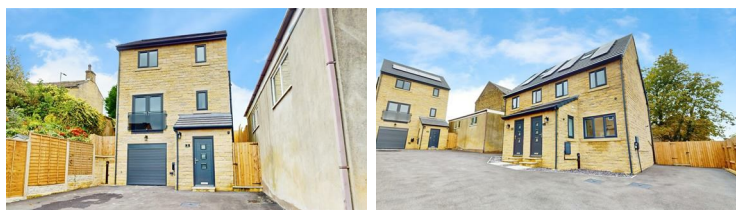
Second floor single/three-quarter bedroom with a share of the house bathroom with bedroom three. Offering ample room for a bed with side tables and wardrobes.

Bathroom



Tiled house bathroom to the second floor with a contemporary three-piece suite - bath with overhead shower, WC, wash basin and chrome towel rail.

EXTERNAL



Rear



Lawned garden to the rear of the property with gated side access or access from the double kitchen doors.

Front

Driveway to the front of the property offering parking for multiple cars with a fitted EV charger and access to the garage.

