



92 Festival Avenue, Shipley, West Yorkshire, BD18 2HX
Offers Over £125,000

*****TWO DOUBLE BEDROOMS***WELL PRESENTED***IDEAL F.T.B***IDEAL BUY TO LET*****

HAMILTON BOWER are pleased to offer for SALE this well-presented TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY located in a popular residential location in Shipley, Bradford. Internally comprising; kitchen, living/dining room, two double bedrooms, bathroom and an under-store/garden store. Externally the property has a gated low-maintenance front garden and a larger garden to the rear.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY!!!!

INTERNAL

LOUNGE



Large open lounge and dining area with an abundance of natural light from the rear elevation windows. Gas central heating radiator.

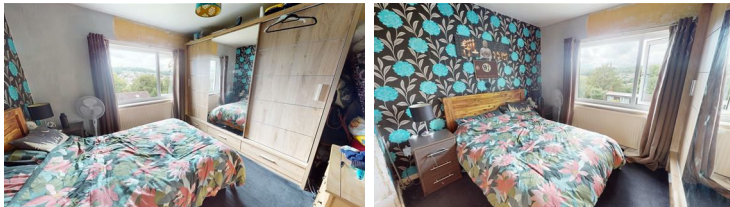
KITCHEN



With a range of fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit and a mixer tap.

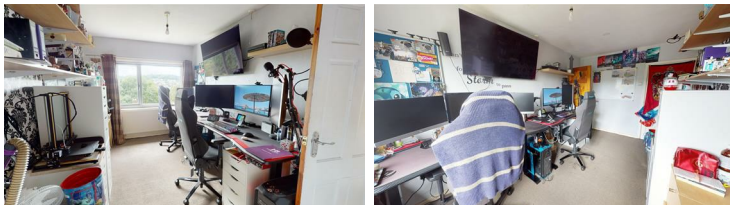
FIRST FLOOR

BEDROOM ONE



Good size double bedroom. Window to rear elevation. Gas central heating radiator.

BEDROOM TWO



Double bedroom with a window to rear elevation. Gas central heating radiator.

BATHROOM



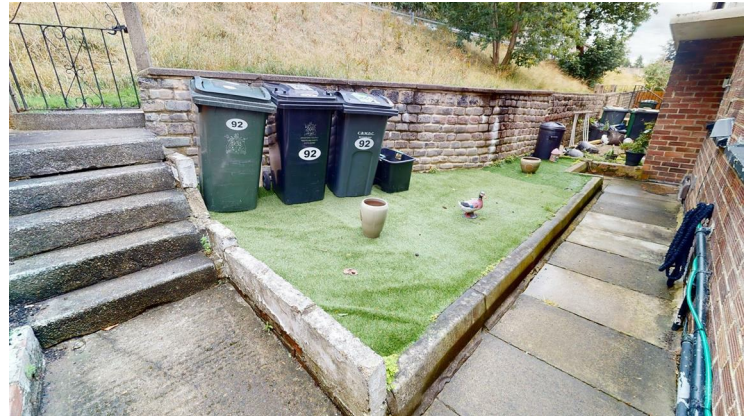
Bathroom with a matching white three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

UNDER-STORE/GARDEN ROOM

The property benefits from having an under-store located off the steps to the rear garden.

With an electric supply and extra crawl space underneath the property, the room offers a variety of uses.

EXTERNAL



Gated entrance to the path leading to the property. With a low-maintenance front garden and gated access to the rear garden.

REAR GARDEN



Good-sized garden to the rear of the property with gated side access.

The garden has a central lawn, boundary fencing and offers an ideal sun-trap.

VIEWS



