



## 37 Rhodesway, Bradford, West Yorkshire, BD8 0PD Offers In The Region Of £160,000

HAMILTON BOWER are pleased to offer FOR SALE this THREE BEDROOM SEMI-DETACHED FAMILY HOME located in BD8, Bradford. With off-street parking for multiple cars, a generous plot and a conservatory to the rear, we expect this property to be popular with families looking for a home in the area. Internally comprising: entrance hall, living room, kitchen/diner, conservatory, three first floor bedrooms and a bathroom. Externally the property has a paved gated driveway to accommodate a minimum of two cars, a detached single garage, a smaller garden to the front and a generous garden to the rear with a central lawn and patio area. The property benefits from gas central heating and double glazing throughout and is being offered with NO ONWARD SALE CHAIN.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !



## GROUND FLOOR

### Kitchen/Diner

Generous open-plan kitchen/diner to the rear of the property with side access and conservatory access.

The kitchen is fitted with a good range of matching units with complementary worktops.

Appliances include - free-standing hob with oven/grill, sink with drainer, free-standing fridge & freezer.

The room offers space for a dining table with chairs as seen and a view to the garden

### Living Room

Living room to the front of the property with a view to the garden.

The living room offers space for a large suite and is centred around a gas fireplace.

### Conservatory

Conservatory to the rear of the property with access from the kitchen and to the garden.

Ideal for extra living space as seen, but offering multi-purpose use for this family home.

## FIRST FLOOR

### Master Bedroom

Good-sized master bedroom with a view to the front of the property.

With space for a large bed, wardrobes and dressing furniture as seen.

### Bedroom

Second double bedroom, with a view to the rear garden.

With space for a large bed, wardrobes and dressing furniture as seen.

### Bedroom

Third bedroom, a smaller room but offering space for a three-quarter bed.

Ideal for a child's bedroom or home office for those working remotely.

### Bathroom

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

## EXTERNAL

### Front Garden

Low-maintenance garden to the front of the property with a central lawn, surrounding shrubs and boundary fencing.

### Rear Garden

Generous rear garden accessible via the side of the property, kitchen or conservatory.

With a large central lawn, patio area, surrounding shrubs and boundary fencing.

Given the size of the rear garden, if the property was to be extended (STPC) this would leave a good-sized garden for the property.

### Driveway & Garage

Gated paved driveway to the front/side of the property offering space for at least two cars.

The garage leads to the detached single garage, this has an up-and-over door and offers extra parking or good storage.

