



**12 Club Street, Bradford, West Yorkshire, BD7 2PB**  
**Asking Price £89,950**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented TWO BEDROOM TERRACE PROPERTY located on a cul-de-sac in Bradford, BD7. With no onward sale chain, recent improvement works at the property and a good-sized front garden, we expect this property to be popular with first-time buyers and landlords. Internally comprising; open-plan kitchen/living room, cellar, two bedrooms, bathroom and loft. Externally the property has a low-maintenance, paved front garden. The property benefits from gas central heating and double glazing throughout.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !





## INTERNAL

### Kitchen

Open-plan kitchen/living space to the the ground floor with access to the cellar and dual-aspect windows. The kitchen is fitted with a good range of matching units with complementary worktops. Appliances include - gas hob with overhead extractor, under-counter oven/grill, fridge/freezer, sink with drainer.

### Living/Dining Area

Open-plan from the kitchen is a good-sized living space centred around a firespace with overhead beam.

### Master Bedroom

Double master bedroom with a view to the front offering space for a bed and wardrobes.

### Bedroom

Second bedroom, offering space for a single bed with wardrobes.

### Bathroom

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

## EXTERNAL

### Garden

Low-maintenance garden to the front of the property with gated access. Paved with surrounding shrubs/flowerbeds, ideal for this property.

