



## 33 Frizley Gardens, Frizinghall, Bradford, West Yorkshire, BD9 4LY Asking Price £95,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented ground floor TWO BEDROOM APARTMENT located on a quiet development with local schools and transport links close by. With tidy presentation throughout, two bedrooms and rental potential, we expect this property to be popular with a wide range of prospective buyers including first-time buyers and buy-to-let landlords. Internally comprising; entrance hall, two bedrooms, bathroom, store room, living/dining room, kitchen and sitting area. Externally the property has communal gardens and parking that is easily accessible to the front of the building. The property benefits from central heating and double glazing throughout. The property offers good rental potential and is currently achieving £750pcm, please ask for more details if tenant in-situ is to your interest.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY





## INTERNAL

### Living/Dining Room

Spacious living/dining room with space for a large suite and dining table as seen.

### Kitchen

Kitchen with a good range of matching units with complementary worktops.

Appliances include - electric hob with overhead extractor, oven/grill, washing machine, sink with drainer.

### Sitting Area

Sitting area leading off the kitchen with space for a dining table or suite.

### Bedroom

Double bedroom with space for a double, side tables and wardrobes.

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Three-quarter bedroom currently accommodating a single bed, with space for side table and wardrobes.

### Bathroom

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

## EXTERNAL

Allocated parking space to the front, communal grounds and secure entrance.

