



## 17 Kelvin Way, Bradford, West Yorkshire, BD2 3EF Asking Price £75,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this first floor ONE BEDROOM FLAT located in a popular residential location with off-street parking easily accessible. Early viewing is advised to fully appreciate all this property has offer. Comprising of a private ground floor entrance, stairs to first floor, lounge, kitchen, bedroom and bathroom. The property benefits from gas central heating and double glazing and has communal gardens.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!





## HALLWAY

Useful storage cupboards.

## LOUNGE

12'4" x 11'9" (3.77 x 3.6)

Spacious living area with natural light from the rear elevation window.

## KITCHEN

9'6" x 8'4" (2.9 x 2.55)

With a range of fitted wall and base units, contrasting work surface incorporating a sink unit. Four ring gas hob, grill and oven. Plumbing for an automatic washing machine and dishwasher. Good size storage larder. Window to front elevation.

## BEDROOM

12'5" x 9'6" (3.8 x 2.9 )

Good size double bedroom with an abundance of natural light from the rear elevation window. Gas central heating radiator.

## SHOWER ROOM

Well presented and recently decorated shower room. With a corner shower, W.C and wash basin. Gas central heating radiator. Useful storage cupboard. Frosted window to front elevation.

## EXTERNAL

Communal lawn area to the rear of the property with a private courtyard to the front.

## GARDEN

## FRONT

