



2 Alum Court, Heaton, Bradford, West Yorkshire, BD9 5LF

Asking Price £150,000

HAMILTON BOWER are pleased to offer for sale this well-presented TWO BEDROOM END-TOWN HOUSE located on a quiet cul-de-sac in Bradford - BD9. With off-street parking, a generous garden to the rear, and within close proximity to local schools and amenities, we expect this property to be popular with a range of prospective buyers. Internally comprising; entrance hall, breakfast kitchen, lounge, dining room, two double bedrooms, bathroom. Externally the property has off-street parking via the residents car park to the rear of Alum Court, a generous lawned garden to the rear of the property offering an ideal sun trap, and a small garden to the front ideal for planted shrubs. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY



GROUND FLOOR

Entrance Hall

Entrance hall offering access to all ground floor rooms and first floor staircase.

With space for a coat and shoe store as seen.

Kitchen

Kitchen with a view to the front of the property and access through to the dining room.

Fitted with a good range of matching wall and base units with complementary worktops and tiled splashbacks.

Space for appliances - washing machine, dryer, gas hob with overhead extractor, oven/grill, fridge/freezer, sink with drainer.

Dining Room

Dining room with laminate flooring and a view to the front of the property.

Offering space for a family dining table with chairs as seen.

Lounge

Spacious lounge with double doors onto the garden allowing for an abundance of natural light.

With laminate flooring and ample room for a large suite as seen.

FIRST FLOOR

Primary Bedroom

Generous primary bedroom with a view to the front of the property.

With full-length corner wardrobes, space for a large bed with side tables and dressing furniture.

Bedroom

Second bedroom, a further double with a view over the garden at the rear.

Offering ample room for a double bed, side table and wardrobes.

Bathroom

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

EXTERNAL

Garden

Generous garden to the rear of the property with access from the lounge double doors.

Offering an ideal sun-trap with a central lawn, boundary fencing and hedging with space for two garden sheds.

Parking

Parking bay to the rear of the property offering off-street parking for residents.

