

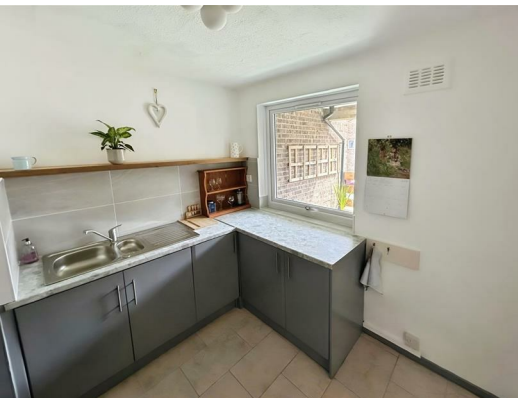


## 93 Frizley Gardens, Frizinghall, Bradford, West Yorkshire, BD9 4LZ

### Asking Price £89,950

Hamilton Bower are pleased to offer FOR SALE this recently improved first floor TWO BEDROOM APARTMENT with communal gardens and onsite parking. Situated on this popular development, within walking distance of Frizinghall railway station with trains to Leeds, Bradford and Skipton. With vacant possession and good rental potential, it is suitable for a range of buyers including first time buyers and investors. Comprising: entrance hall, two bedrooms, bathroom, utility room, lounge diner, kitchen and balcony. The property benefits from ample storage cupboards, electric heating, instant hot water, water meter, and double glazing throughout. The property comes with the following charges - service charge £105 per month, including external maintenance, ground rent, buildings insurance.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY



## EXTERNAL

### Lounge

Spacious lounge with laminate flooring, electric fireplace and access to the kitchen and balcony.

### Kitchen

Well-presented kitchen with matching grey units, complementary worktops and a view to the balcony. Appliances - free standing hob with oven/grill, sink with drainer, space/power for fridge freezer with utility room offering space for further appliances.

### Utility Room

Utility room leading off the entrance hallway with matching units, drying rail, sink with drainer and space/plumbing for appliances.

### Bedroom

Good-sized primary double bedroom with a view to the rear of the property, electric wall heater and space for a double bed with side tables and wardrobes.

### Bedroom

Second bedroom, with a view to the rear, laminate flooring and oil-filled radiator - space for a single bed with side tables.

### Bathroom

Well-presented bathroom with matching white three-piece suite - bath with electric overhead shower, wc, wash basin, electric heated towel rail, tiled splashbacks, ample storage cupboards and water meter.

### Balcony

Balcony to the front of the property with a great view and access from the lounge. With astroturf and an ideal area for outdoor seating as seen.

### Grounds

