

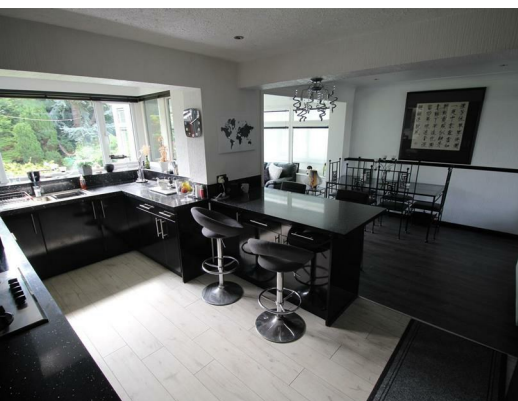


25 Mayfield Grove, Wilsden, Bradford, Yorkshire, BD15 0EY

£1,650 Per Calendar Month

HAMILTON BOWER are pleased to offer to the market TO LET this well-presented FIVE BEDROOM SEMI-DETACHED FAMILY HOME located on a quiet cul-de-sac in the popular residential village of Wilsden. With off-street parking, open-plan kitchen and large gardens to the rear, we expect this property to be ideally suited to a family looking for a home in the local area. Internally comprising: entrance hall, living room, open-plan kitchen with dining and sitting areas, garage, utility room, wc, five first floor bedrooms including one currently used as a home office, house bathroom and finally a loft. Externally the property has a driveway to front and a large private garden to the rear with patio area and summer house. The property benefits from gas central heating and double glazing throughout and is available from October 2022. There is an optional furniture package with the property currently being offered, please ask for more details when viewing the property.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY!



GROUND FLOOR

Living Room

Spacious living room with a view to the front, central feature fireplace (effect only not connected) and space to accommodate a three-piece suite as seen.

Kitchen

The hub of this family home, open-plan kitchen with dining and sitting areas leading into the conservatory. The kitchen overlooks the rear garden and has access through to the garage, utility room and wc. Fitted with matching black gloss units with black worktops, appliances include - american style fridge/freezer, gas hob with oven/grill, sink with drainer and dishwasher.

Dining/Sitting Room

Dining/sitting room which is open-plan from the kitchen and currently leading into the conservatory with double doors to the garden.

Garage

Attached garage with side entrance to front and rear access to the garden.

The garden is fitted with matching units with worktops and an up-and-over door.

Utility Room

Leading through from the garage is the utility room with matching wall and base units, washing machine and dryer.

WC

Downstairs wc with wash basin and towel rail.

FIRST FLOOR

Master Bedroom

Well-presented master bedroom with full-length fitted wardrobes and a view to the front.

The master can accommodate a large bed and dressing furniture as seen.

Bedroom

Second bedroom, a smaller single with fitted corner wardrobes with mirrored doors.

Bedroom

Third bedroom, a double room with corner fitted wardrobes and a view to the front of the property.

Bedroom

Fourth bedroom, a third double room with fitted wardrobes and a great view to the rear garden.

Bedroom/Home Office

Large double bedroom/home office ideal for those working from home with a great view to the garden. Some furniture is available with the room please ask for more details when viewing the property.

Bathroom

House bathroom with matching three-piece suite as seen - corner shower, wc, wash basin and towel rail.

Bathroom

Second house bathroom fitted with matching three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL

Garden

Large garden to the rear of the property with access via the garage or conservatory.

The garden has a central lawn with mature surrounding shrubs and trees, a central patio area and finally an enclosed area to side with a summer house.

Driveway

Driveway to the front of the property with space to accommodate a minimum of two cars.

