



## 27 Spring Park Road, Wilsden, Bradford, West Yorkshire, BD15 0EA

### Asking Price £259,950

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this spacious EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY located in Wilsden, Bradford - BD15. With scope to modernise, versatile property layout, potential to add parking, and within close proximity to local schools, we expect this property to be popular with a range of buyers seeking a home in the area. Internally comprising; entrance hallway, kitchen, lounge, dining/sitting room, two ground floor double bedrooms, bathroom, WC, two first floor bedrooms (double & single). Externally the property has a low-maintenance garden to the rear, and a lawned gated garden to the front. 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

### Kitchen

Cooking kitchen to the front of the property housing the boiler and a range of units.

If preferable, the kitchen offers potential be made open-plan to the lounge to make a kitchen/diner with the lounge moving to the rear of the property (STPC).

### Lounge

Good-sized lounge with a central fireplace and a view to the front of the property.

### Dining Room

Split dining room to the rear of the property with sliding doors onto the garden.

With central shutter doors, and space for a dining area with additional seating area.

### Bedroom

Ground floor double bedroom to the rear of the property with a view to the garden, a wash basin and fitted wardrobe.

### Bedroom

Second ground floor bedroom, a double room with a view to the garden.

### Bathroom

Ground floor house bathroom with matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

### WC

Ground floor WC with wash basin.

## FIRST FLOOR

### Bedroom

First floor double bedroom with a view to the front of the property.

### Bedroom

Fourth bedroom, a single room with a view to the rear of the property.

## EXTERNAL

### Rear

Low-maintenance garden to the rear of the property with access from the sliding dining room doors.

### Front

Gated garden to the front of the property with central gated path leading to the front door.

Neighbouring properties have added parking to the front and is an option here (STPC).

