



36 Southfield Avenue, Bradford, West Yorkshire, BD6 1HP
£159,950

****THREE BEDROOM SEMI DETACHED** **NO CHAIN** ****

HAMILTON BOWER are pleased to offer for sale this spacious three bedroom semi-detached property located in a popular residential location. The property benefits from good-sized gardens to front and rear and a well-presented finish throughout. Comprising of entrance, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

TO VIEW THIS PROPERTY PLEASE CALL HAMILTON BOWER TODAY !

GROUND FLOOR

LOUNGE

17'9 × 12 (5.41m × 3.66m)

Spacious living area with an abundance of natural light from both front and rear aspect windows. Gas fire.

KITCHEN

With a range of fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit. Plumbing for an automatic washing machine. Gas point. Door to rear garden. An abundance of natural light from rear and side window.

FIRST FLOOR

BEDROOM ONE

10'10 × 9'10 (3.30m × 3.00m)

Master bedroom with space for a large bed and dressing furniture as seen.

BEDROOM TWO

11;5 × 8'4 (3.35m;1.52m × 2.54m)

Second bedroom with space for a large bed and dressing furniture.

BEDROOM THREE

9'5 × 7'5 (2.87m × 2.26m)

Smaller third bedroom which can be used for a home office or child's room.

BATHROOM

Three piece white suite with a bath, W.C and wash basin. Tiling to walls. Window to rear elevation.

EXTERNAL



Large off road parking to the front. Large lawn to rear.

GARDEN



Lawned garden to the front of the property with boundary fencing.

To the rear is a larger well-presented garden with central shrubs and boundary fencing.

DRIVEWAY



Gated driveway running alongside the property offering off-street parking.

