Hamilton Bower
ESTATE AGENT



1 Queens Road, Bradford, BD8 7BS

Asking Price £350,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this substantial SEVEN/EIGHT BEDROOM VICTORIAN FAMILY HOME located in Bradford - BD8 with local schools and commuter links close by. Set over three floors with generous bedrooms throughout, three bathrooms, multiple reception rooms and off-street parking spaces, we expect this property to be popular with family buyers and HMO investors seeking a property in the area. Internally comprising; ground floor - entrance hallway, dining kitchenette, lounge, bedroom, shower room, shower room, cellar. First floor - dining kitchen, living room/bedroom, primary bedroom, bathroom. Second floor - three double bedrooms and a single. Externally the property has a generous garden to the rear with two separate external access points, and to the front is a large driveway offering parking for at least four cars. The property benefits from gas central heating and UPVC double glazed and hard wood framed sash windows throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY







The Property Ombudsman

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33 Otley Road, Shipley, West Yorkshire, BD17 7DE

GROUND FLOOR

Entrance Hall
Spacious entrance hallway with feature stained glass window and open staircase to the first floor.

Dining Kitchenette
Ground floor dining kitchenette with rear access point to the garden.
Fitted with a range of matching units with complementary worktops.
Appliances - gas hob with oven/grill, fridge/freezer, washing machine and sink with drainer.

Lounge/Bedroom
Spacious lounge/bedroom to the front of the ground floor with bay window view to the driveway.
With a central fireplace and ample room for a large suite or bed.

Bedroom
Ground floor double bedroom with rear access to the garden and through to the dining kitchenette.
Offering ample room for a large bed with side tables and wardrobes.

Shower Room
Ground floor shower room leading off the dining kitchenette with matching white three-piece suite,

Shower Room
Second ground floor shower room, leading off the entrance hallway with matching three-piece suite.

Cellar
Cellar accessible from the ground floor landing, split into two rooms with power and external access point.

FIRST FLOOR

Dining Kitchen
First floor dining kitchen with a view to the rear of the property.
Fitted with a good range of matching shaker style wooden units with complementary black worktops and upstands.
Appliances - range cooker with overhead extractor, dishwasher, free-standing fridge/freezer, sink with drainer.

Lounge
Spacious lounge to the first floor with a view to the front of the property.
With a central fireplace and offering ample room for a large suite.

Primary Bedroom
First floor primary bedroom with an accompanying storage cupboard and a view to the rear of the property.
With a central feature fireplace and ample room for a large bed with side tables and wardrobes.

House Bathroom
First floor house bathroom with frosted window to the rear of the property.
Spacious and fitted with a matching three-piece suite - bath with overhead shower, WC & wash basin.

SECOND FLOOR

Bedroom
The first of four second floor bedrooms, with a view to the front.
Offering ample room for two double beds with side tables and wardrobes.

Bedroom
A further double bedroom, with a dormer view to the rear of the property.
Offering ample room for a large bed with side tables and wardrobes.

Bedroom
Split-double bedroom to the second floor with a view to the side of the property.
Ideal for a bedroom with office/dressing room, and space for a double bed with side tables and wardrobes.

Bedroom
Final bedroom, a single room with a velux window.

EXTERNAL

Rear
Generous garden to the rear of the property with gated side access and three external access points from the property.
With a flagged patio area leading from the property, a central lawn and mature trees with boundary fencing.

Front
Good-sized driveway to the front of the property offering parking for multiple cars.





