

### 15 Ashtree Grove, Bradford, BD7 4DS Offers Over £325,000

HAMILTON BOWER are pleased to offer FOR SALE this EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY WITH GRANTED PLANNING PERMISSION FOR ANOTHER DWELLING located in Bradford - BD7. With two reception rooms, off-street parking for multiple cars, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance porch, dining kitchen, lounge, conservatory, WC, double bedroom with balcony, two further doubles and a single, bathroom and loft with flooring and velux. Externally the property has a driveway offering parking for multiple cars, and to the rear it has a large garden with lawns, ponds, and seating areas.

The granted planning is related to the existing double garage located at the rear to the property which has a power supply and its own gated separate access from Pickles Lane. The granted planning allows for a DETACHED THREE BEDROOM DORMER BUNGALOW dwelling with off-street parking and a portion of the existing garden from this property.

The granted planning can be found using the planning portal reference - 25/04234/OUT

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Dining Kitchen



Open-plan dining kitchen leading through to the conservatory with accompanying WC and storage space. The kitchen has a central fitted table, a range of matching units and complementary worktops. Appliances - gas hob with extractor, oven/grill, dishwasher and sink with drainer.

### Lounge



Spacious reception room with a bay window view to the front of the property. With laminate flooring throughout, a central fireplace, and doors to the conservatory. The room is currently used as a lounge, but offers space for a lounge/diner if preferable.

### Conservatory



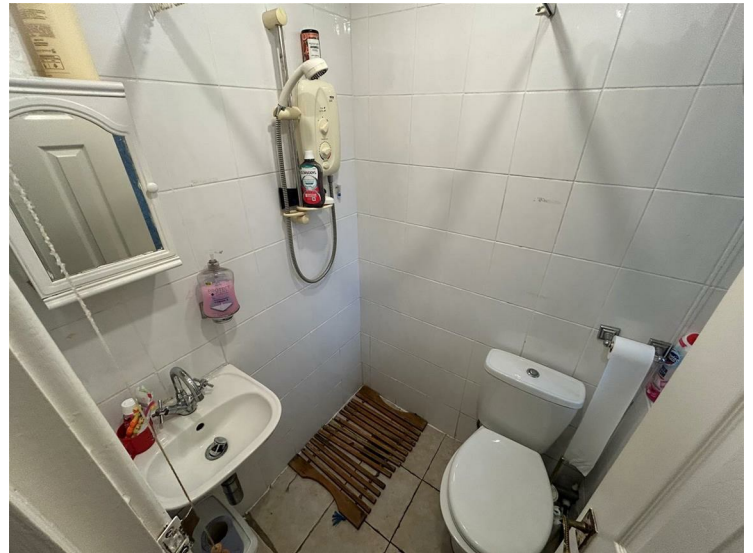
Full-width conservatory to the rear of the property with access to the garden and from the kitchen and lounge. With wood-flooring throughout, and ample space for a suite or to be used as a play room/dining room if preferable.

### Entrance Porch



Entrance porch to the front of the property offering space for coat and shoe storage.

### Wet Room



Ground floor wet room leading off the dining kitchen with tiled flooring, WC, wash basin and shower.

## FIRST FLOOR

## Primary Bedroom



Spacious primary bedroom with a view to the rear of the property. With full-length fitted wardrobes and ample room for a large bed with side tables.

## Bedroom



Fourth bedroom, a single room with a view to the front of the property. Ideal for a child's bedroom with a high bed, or to be used as a home office.

## Bedroom



Second double bedroom, with dual-aspect view to the front of the rear. With potential to be used as the primary bedroom, offering a balcony via sliding doors with a view to the garden.

## Bathroom



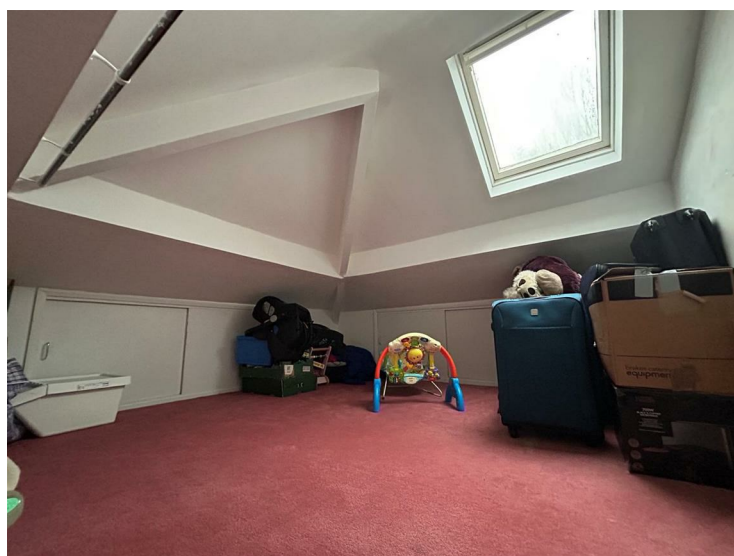
House bathroom with airing cupboard and matching three-piece suite - bath with overhead shower, wc and wash basin.

## Bedroom



Third bedroom, a further double room with a view to the front of the property. With full-length mirrored wardrobes, ample room for a double bed and access to the loft via the ladder.

## Loft



Generous loft accessible through bedroom three via loft ladder and hatch. Fully carpeted, with a velux window, eaves storage and a power supply.

## EXTERNAL



## Rear

Generous garden to the rear of the property with access from the conservatory or via the side of the property. The garden is split into two areas, a patio area with pond, shrubs and garden path leading directly from the property. The second section to the garden (included with the planning to be used by the new property) is a large lawned area complete with summerhouse, shed and mature shrubs.

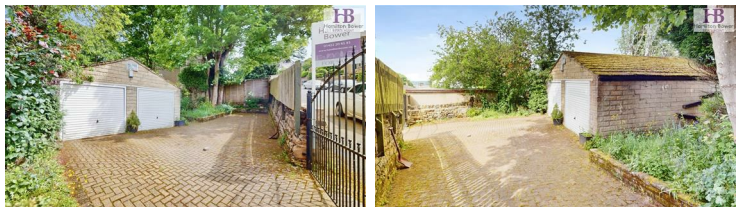
## Front



Block paved driveway to the front of the property offering off-street parking for multiple cars.

## LAND/PLANNING

### Garage/Driveway



Double garage with gated driveway to the side/rear of the existing property.

The garage has its own gated access from Pickles Lane and offers off-street parking for multiple cars.

The garage has granted planning to be made into a THREE BEDROOM DETACHED DORMER BUNGALOW property with off-street parking and a section of the existing properties garden (see plans attached in photos).

## Land



The photos attached for land are the section of the current garden that are due to be included with the new property being built.

The plans (attached in photos) show the current properties plot, and also the plot once it has been divided between the new and existing property.

The granted planning can be found using the planning portal reference - 25/04234/OUT

## Plans



Screenshots of the planning are attached, showing the floorplan, dimensions, plot split and elevations for the proposed new build.

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