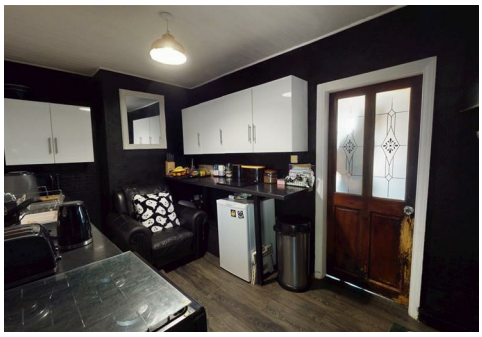
Hamilton Bower
ESTATE AGENT



93 Mandale Road, Bradford, West Yorkshire, BD6 3JX
Offers In The Region Of £165,000

Offered to the market is this THREE BEDROOM SEMI-DETACHED PROPERTY located in Bradford - BD6 with local amenities and schools nearby. With a generous end plot, a gated driveway offering parking for multiple cars, solar panels, and offering extension potential (STPC), we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance hallway, living room, kitchen, utility room, two double bedrooms and a single, house bathroom and loft.

Externally the property benefits from a larger end plot, with extra space to all sides, has a gated driveway with parking for at least four cars, a side area offering further parking or extension potential (STPC), and finally a generous garden to the rear complete with patio area.

The property is available to view immediately, and we expect it to be popular so please book an internal inspection promptly.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Living Room

Well-presented living room to the front of the property with laminate flooring throughout.
With a central fireplace, alcove space, and room for a two/three-piece suite.

Kitchen

Cooking kitchen to the rear of the property with accompanying pantry store and utility porch.
Fitted with a good range of matching white wall and base units with complementary worktops and tiled splashbacks.
Appliances - free-standing hob with oven/grill, fridge/freezer, sink with drainer.

Utility Room

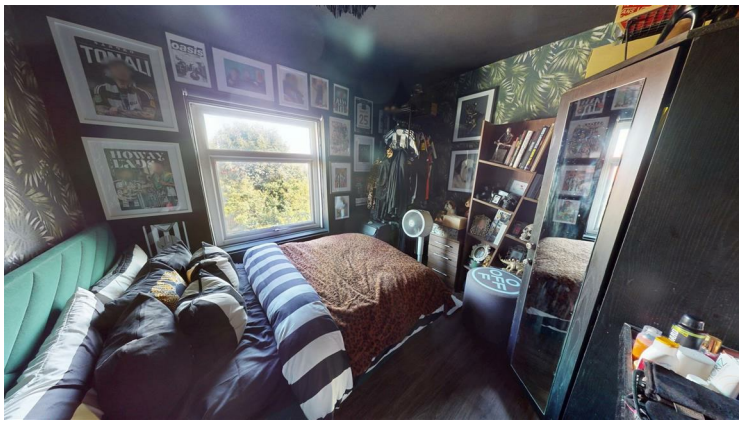
Extended utility room to the rear of the property with external access point to the garden.
With power/plumbing for white goods, a fridge/freezer and offering ideal storage space for this family home.

FIRST FLOOR

Primary Bedroom

Well-presented primary bedroom to the front of the property allowing for great natural light.
With a central feature fireplace, alcove fitted wardrobes/cupboards, and ample room for a large bed with side tables.

Bedroom



Second bedroom, a further double with a view to the rear of the property.
Offering ample space for a double bed with side tables and wardrobes.

Bedroom

Third bedroom, a single room to the front of the property offering ideal use as a home office/child's bedroom.

Shower Room

Shower room with wall-tiling and frosted window to the rear of the property.
Fitted with a matching three-piece suite - corner shower with rain fitting, WC, wash basin and towel rail.

EXTERNAL

Rear

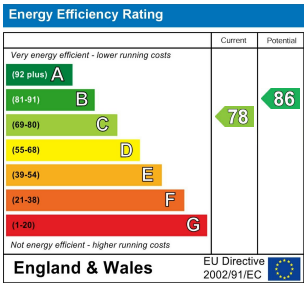
The property benefits from a larger end plot allowing for a generous garden to the rear and side.
With a patio area leading from the property offering an ideal space for outdoor seating, and a spacious lower tier offering potential for a lawn.

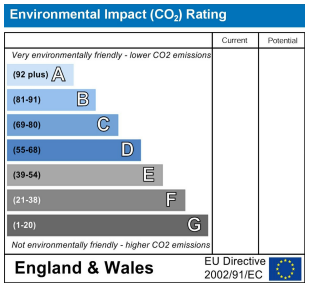
Side

Area to the side of the property offering extension potential (STPC), or to be used for extra parking/garden space.

Front

Large gated driveway to the front of the property offering private off-street parking for multiple cars.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
86
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC