



65 Briardale Road, Bradford, West Yorkshire, BD9 6PU
£215,000

*****SEMI DETACHED***THREE BEDROOMS***WELL PRESENTED FAMILY HOME***LARGE CORNER PLOT*****

HAMILTON BOWER are pleased to offer for sale with NO ONWARD CHAIN this most impressive three bedroom semi detached family home set on a corner plot. Early viewing is advised to fully appreciate all this property has to offer. Comprising of entrance hallway, lounge, dining kitchen, three first floor bedrooms and a shower room. Ample off road parking for 4/5 cars, detached garage and a good size garden to the rear.

Well located for access to the local amenities and well regarded schools along with the Bradford Royal Infirmary and excellent transport links the property is available with no onward chain. Benefits include gas central heating from an Eco combi boiler installed in 2022, double glazing ample off road parking and garage and a Verisure alarm system.

GROUND FLOOR

ENTRANCE

Laminate flooring, a double glazed window and a central heating radiator.

LOUNGE

14'9" x 12'3" (4.5 x 3.75)



A spacious and light living room with a bay frontage offering an abundance of natural light. Laminate flooring, a double glazed window to the bay and a central heating radiator.

DINING KITCHEN

16'3" x 9'10" (4.976 x 3)



A spacious and well presented dining 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. French doors leading to the rear garden. Laminate flooring, a double glazed window and a central heating radiator.

FIRST FLOOR

LANDING

loft access.

BEDROOM ONE

12'9" x 9'2" (3.9 x 2.8)



A large master suite with a range of fitted wardrobes with sliding mirror fronted doors. Laminate flooring, a double glazed window to a bay and a central heating radiator.

BEDROOM TWO

9'7" x 9'3" (2.94 x 2.83)



Good size second bedroom with laminate flooring, a double glazed window and a central heating radiator.

BEDROOM THREE

7'5" x 6'11" (2.27 x 2.131)



Single bedroom with a laminate flooring, a double glazed window and a central heating radiator.

SHOWER ROOM



Three piece suite with a double shower, wc and wash basin. Vinyl flooring, a double glazed window and a heated towel rail.

EXTERNAL



Set on a corner plot with ample off road parking and a detached garage to the front aspect. Good size garden to the rear. LED floodlights to front side and rear and there is anEV charger for electric and hybrid car owners.

