Hamilton Bower
ESTATE AGENT









2 Wellgarth Gardens, Buttershaw, Bradford, West Yorkshire, BD6 2DL
Asking Price £215,000

HAMILTON BOWER are pleased to offer FOR SALE these THREE NEW BUILD PROPERTIES on a well-presented cul-de-sac development in Bradford - BD6 offering good commuter links to Bradford & Halifax. Consisting of TWO SEMI-DETACHED AND ONE DETACHED PROPERTY, all three properties offer off-street parking with EV charging points, solar panels, private gardens to the rear and good-quality fixtures and fittings throughout.

Semi-detached property - Internally comprising; entrance hallway, open-plan dining kitchen / living, WC, primary bedroom with en-suite, two further double bedrooms, bathroom and loft. Externally the property has a private lawned garden to the rear with side access, and to the front there is a side driveway with an EV charging point.

This semi-detached is currently dressed/furnished, and can be sold as such - please ask for more details.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen / Living



Spacious open-plan dining kitchen with living area, double doors to the garden and storage cupboard.
With good-quality fixture & fittings, breakfast bar, contemporary worktops and upstands.
Integrated appliances - gas hob with overhead extractor, oven/grill, fridge/freezer, dishwasher.

WC



Ground floor WC with entrance from the hallway, frosted window and wash basin.

Entrance Hallway



FIRST FLOOR

Bedroom



First floor double bedroom with a view to the front of the property.

Offering ample room for a double bed with side tables and wardrobes.

Bedroom

First floor second bedroom, a generous single/three-quarter room with a view to the rear garden.
Offering ample room for a bed with side table and dressing furniture.

Bathroom



Tiled bathroom to the rear of the property with frosted window and matching white three-piece suite - bath with overhead shower, WC, wash basin and chrome towel rail.

SECOND FLOOR

Bedroom



Primary bedroom with en-suite to the second floor with dual-aspect velux windows and eaves storage.
Offering ample room for a double bed with side tables, wardrobes and a desk.

En-Suite



Tiled primary bedroom en-suite shower room with frosted window and three-piece suite - shower, WC, wash basin and chrome towel rail.

EXTERNAL




Rear

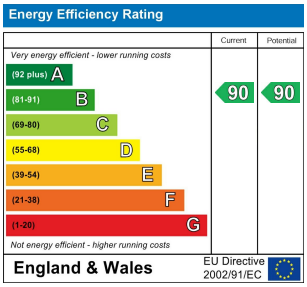


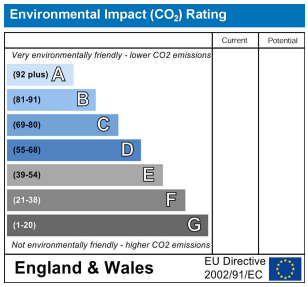

Lawned garden to the rear of the property offering an ideal sun-trap and good privacy.
With gated access from the side driveway or via the double doors from the kitchen.

Front




The property has a driveway to the side of the property which leads to the gated garden.
With an EV charger fitted and parking for at least two 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
90
90
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
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