



**51 Ley Fleaks Road, Bradford, West Yorkshire, BD10 8RE**  
**£625**

HAMILTON BOWER are delighted to offer TO LET this stunning two bedroom cottage tucked away in a sought after residential location. The property has been extensively modernised and benefits from stylish and high quality fixtures and fittings throughout.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!!





### ENTRANCE

Entrance with doors to lounge and kitchen. Stair case to first floor.

### LOUNGE

13'4" x 11'9" (4 x 3.59)

Spacious living area with an abundance of natural light from the front aspect window. Feature fire surround with a marble inset and hearth. Gas central heating radiator with thermostat. Original ceiling rose.

### KITCHEN

13'3" x 4'10" (4.04 x 1.48)

Ultra modern gloss fitted wall and base units. With a stylish contrast of white fronts and grey sides complemented by a white high gloss sparkle work surface and grey tiling. Stainless steel sink unit with a mixer tap. Down lighting to wall units. Four ring halogen hob with extractor hood over, electric fan assisted oven. Plumbing for an automatic washing machine. Inbuilt storage shelving and microwave ledge. Gas central heating radiator with thermostat.

### CELLAR

Useful storage area.

### FIRST FLOOR

Landing.

### BEDROOM ONE

13'5" x 9'0" (4.09 x 2.745)

Large double bedroom with light from large front elevation window. Gas central heating radiator with thermostat.

### BEDROOM TWO

13'6" x 5'2" (4.119 x 1.576)

Second bedroom with light from front elevation double glazed window. Gas central heating radiator with thermostat.

### BATHROOM

Ultra modern three piece suite with a stylish bath with chrome mixer tap and a duel headed wand and rain shower unit, with modern shower screen W.C and wash basin with a contemporary mirror with lighting. Finished to high specification with white tiling to walls. Heated chrome wall mounted towel rail.

### EXTERNAL

Small enclosed area with shrubs, plants and seating to the front.

