



## 10 Prospect Street, Eccleshill, Bradford, West Yorkshire, BD10 8AD

### Asking Price £159,950

HAMILTON BOWER are pleased to offer FOR SALE this spacious TWO BEDROOM TERRACE PROPERTY with off-street parking located in Eccleshill, Bradford - BD10. With an open-plan dining kitchen, well-presented garden to the rear, and within close proximity to local schools, we expect this property to be popular with a range of buyers seeking a home in the area. Internally comprising; dining kitchen, lounge, cellar, primary bedroom, bedroom, bathroom and loft. Externally the property has a low-maintenance decked garden to the rear, and off-street parking to the front. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY



## GROUND FLOOR

### Dining Kitchen

Open-plan dining kitchen to the front of the property with access to the first floor.

The kitchen is fitted with a good range of matching units with complementary worktops and tiled splashbacks.

Appliances include - gas hob, oven/grill, free-standing fridge/freezer, sink with drainer and mixer tap, washing machine.

The room offers ample space for a dining table with chairs as seen.

### Lounge

Spacious lounge to the rear of the property with french doors to the rear garden.

With ceiling rose, decorative fireplace and ample room for a large suite as seen.

### Cellar

Cellar split into two sections offering ideal storage space for this property. The cellar offers a power supply, ideal for a dryer or chest freezer.

## FIRST FLOOR

### Primary Bedroom

Good-sized primary bedroom to the front of the property with accompanying storage closet.

Offering ample room for a large with side tables and wardrobes as seen.

### Bedroom

Second bedroom, a single room with a view to the rear of the property.

With wooden wall-panelling, fitted wardrobes and ample room for a single bed or cot as seen.

### Bathroom

Recently modernised bathroom to the rear of the property with frosted window.

The bathroom has tiled walls with wall-panelling and a fitted three-piece suite - bath with overhead shower, wc and wash basin.

## EXTERNAL

### Rear

Sun-trap garden to the rear of the property with access via the french doors from the lounge.

With decking and boundary fencing, offering an ideal space for outdoor entertaining and suite/bbq area.

### Front

Driveway to the front of the property offering off-street parking for one car with boundary shrubs and fencing.

