



## 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.

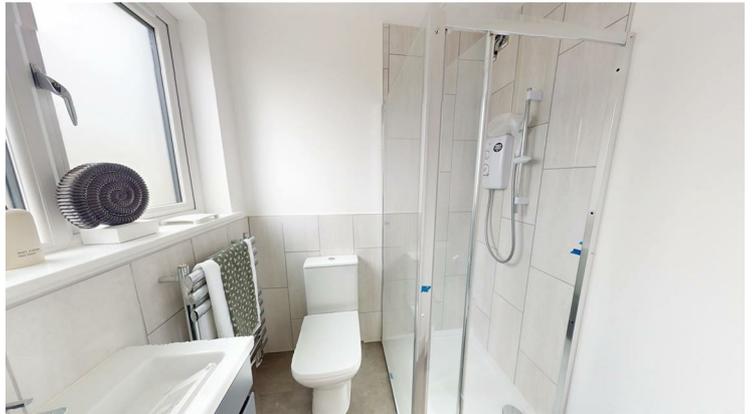
## SECOND FLOOR

### 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.

