



**2 Ormondroyd Avenue, Wibsey, Bradford, West Yorkshire, BD6 1HR**  
**Offers Over £120,000**

**\*\*\*THREE BEDROOMS\*\*\*SEMI DETACHED\*\*\*POPULAR RESIDENTIAL LOCATION\*\*\*IDEAL FAMILY HOME\*\*\*NO CHAIN\*\*\***

HAMILTON BOWER are pleased to offer for sale this recently modernised and improved three bedroom family home, close to the village of Wibsey. Early viewing is advised to fully appreciate all this property has to offer. Comprising of entrance hallway, lounge, dining kitchen, three first floor bedrooms, walk in closet and a house bathroom. Ample parking to the front aspect. Gardens to the side and a small area to the rear.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!



## ENTRANCE

Useful storage cupboard.

## LOUNGE

17'7" x 11'9" (5.384 x 3.6)



A spacious and light living area with a flood of natural light from both front and rear aspect windows. Feature fire and surround.

## DINING KITCHEN

13'1" x 9'10" (4 x 3)



A modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless sink unit with a modern mixer tap. Four ring halogen hob and oven. Plumbing for an automatic washing machine. Windows to side and rear aspects. Door to side aspect.

## FIRST FLOOR

Landing. Window to side elevation.

## BEDROOM ONE

11'5" x 8'2" (3.5 x 2.5)



Good size double bedroom with a window to the front elevation.

## BEDROOM TWO

10'2" x 10'2" (3.1 x 3.1)



Good size double bedroom with a window to the rear elevation.

## BEDROOM THREE

9'5" x 7'4" (2.879 x 2.256)



Great third bedroom. Window to rear elevation.

## BATHROOM



Three piece suite with a bath, W.C and wash basin. Heated chrome heater.


## WALK IN STORAGE ROOM

Ample storage room with a window to the front elevation.

## EXTERNAL



Double off road parking to the front with lawned area to the side and a small lawn to the rear.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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