



**43 Glendale Drive, Wibsey, Bradford, West Yorkshire, BD6 2LT**  
**Asking Price £215,000**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME with off-street parking located in Wibsey, Bradford - BD6. With off-street parking for multiple cars, a generous open-plan dining kitchen, and a low-maintenance garden to the rear, we expect this property to be popular with family buyers seeking a home in the local area. Internally comprising; entrance hall, dining kitchen, lounge, two double bedrooms and a single bedroom, bathroom and loft. Externally the property has a low-maintenance garden to the rear, a side store and finally a driveway to the front offering off-street parking. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Dining Area



The hub of this family home, generous open-plan dining kitchen sitting in the extended rear of the property.

With french doors to the garden, overhead spot lights and skylight velux windows allowing for good natural light.

Offering space for a dining table with chairs and a small seating area as seen.

### Kitchen



Open-plan kitchen leading through to the dining area and then garden via french doors.

The kitchen is fitted with a good range of matching grey units with complementary butcher block worktops, tiled splashbacks and downlights.

Appliances include - gas hob with overhead extractor, oven/grill, dishwasher, sink with drainer and fridge/freezer.

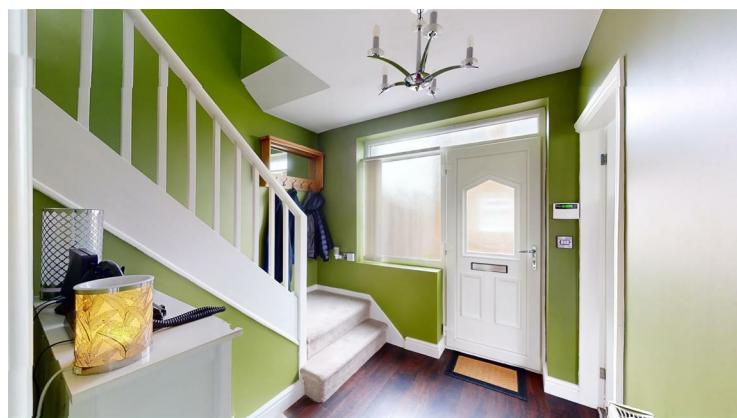
### Lounge



Spacious lounge to the front of the property offering great natural lighting.

Centred around a gas fireplace with ample room for a large suite as seen.

### Entrance



## FIRST FLOOR

### Primary Bedroom



Good-sized primary bedroom with a view to the front of the property.

Offering space for a large bed, side tables, wardrobes and dressing furniture as seen.

### Bedroom



Second double bedroom, with a view to the front of the property. Currently housing a high bed, but with ample space for a double bed with side tables and wardrobes.

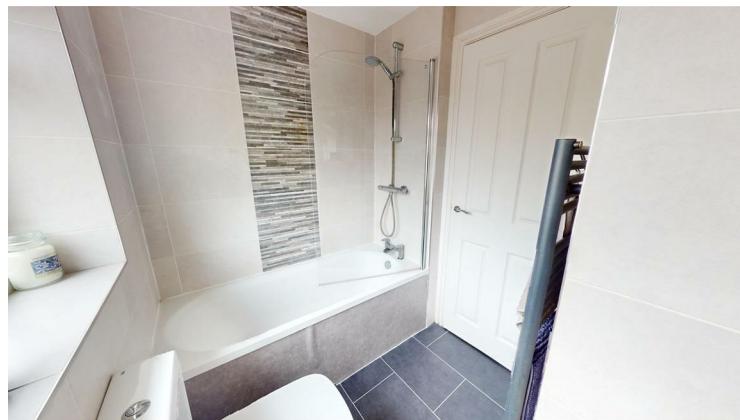
### Bedroom



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

Offering space for a single bed and wardrobes as seen.

## Bathroom



Bathroom recently fitted by the current owners, sitting centrally on the first floor.

With tiled walls and flooring, and a contemporary white three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

## EXTERNAL



## Garden



Generous garden to the rear of the property with side access or via the french doors from the dining kitchen.

Mainly flagged but with astroturf to one side offering a low-maintenance approach.

Offering an ideal space for outdoor seating but with room for a children's play area if preferable.

## Front

Driveway to the front of the property offering off-street parking for multiple cars.

Energy Efficiency Rating		Current	Potential
Very 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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