



**20 Fewston Avenue, Clayton Heights, Bradford, West Yorkshire, BD6 3WF**  
**£1,100 Per Calendar Month**

HAMILTON BOWER are pleased to offer TO LET this THREE BEDROOM TOWN HOUSE PROPERTY with off-street parking and garage located in Bradford - BD6.

Set over three floors with master en-suite to the top floor, two bathrooms and a detached garage to the rear, we expect this property to be popular with families seeking a home in the area. Internally comprising; entrance hall, kitchen, dining lounge, Wc, two first floor bedrooms, bathroom and a second floor master bedroom with en-suite shower room. Externally the property has a lawned garden to the rear, a detached single garage with driveway leading to. The property benefits from gas central heating and double glazing throughout, is available to view immediately.

## GROUND FLOOR

### Lounge/Dining



Spacious dining lounge to the rear of the property with storage cupboard and access to the rear garden.

With a central fireplace and ample room for a large suite and dining table if preferable.

### Kitchen



Cooking kitchen to the front of the property with access from the entrance hall.

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

Appliances include - gas hob with overhead extractor, oven/grill, sink with drainer.

Space & plumbing for - fridge/freezer, washing machine.

### WC

Ground floor WC with wash basin and frosted glass window.

## FIRST FLOOR

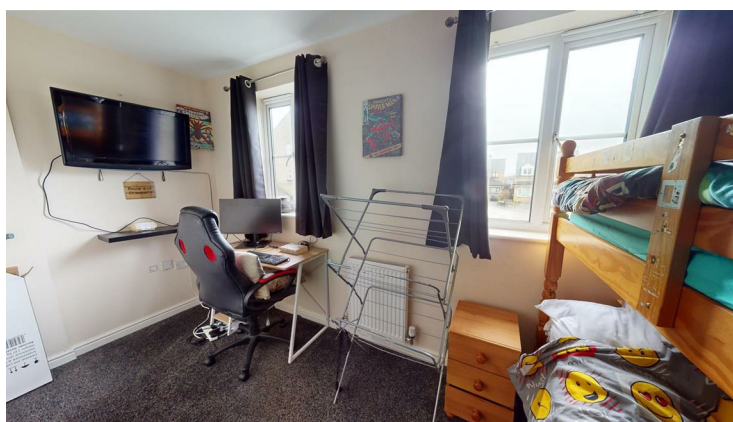
### Bedroom



Double bedroom to the first floor with a view to the front of the property.

Offering space for a double bed, side tables and wardrobes.

### Bedroom



Second bedroom, a single/three-quarter bedroom with a view to the rear.

Offering space for a bed with wardrobes or desk as seen.

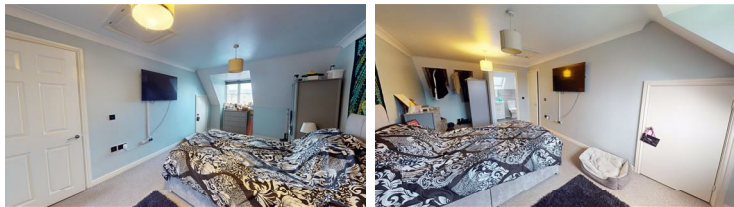
### Bathroom



House bathroom with matching white three-piece suite - bath, wc, wash basin and towel rail.

## SECOND FLOOR

## Master Bedroom



Generous master bedroom to the second floor with accompanying en-suite shower room.

The master offers space for a large bed, side tables and wardrobes.

## En-Suite



En-suite shower room to the master with velux window and matching suite - corner shower, wc, wash basin and towel rail.

## EXTERNAL



## Garden



Garden to the rear of the property with access from the lounge and to the driveway & garage.

The garden is mostly lawned, with a patio area leading from the property and decking to the rear.

## Garage & Driveway



The garage and driveway are located to the rear of the property with gated access from the garden.

Offering two parking spaces, an electric supply and ideal storage space.

