



30 Eaglesfield Drive, Bradford, West Yorkshire, BD6 2PY Asking Price £165,000

Offered to the market with no onward sale chain is this well-presented TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY with off-street parking located in Bradford - BD6. With local schools close by, a conservatory to the rear, and with no onward sale chain, we expect this property to be popular with first-time buyers seeking a home in the area.

Internally comprising; entrance, dining lounge, kitchen, conservatory, two first floor double bedrooms, bathroom and fully boarded loft.
Externally the property has a driveway and gated garden to the front/side, and a low-maintenance garden with patio, pergola and garden shed to the rear.

The property is being with offered with no onward sale chain, and benefits from gas central heating (new boiler installed 15 months ago) and double glazing throughout. We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance

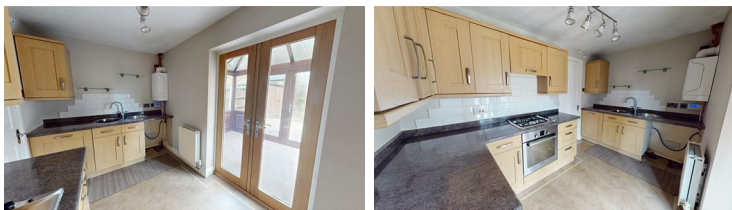
Entrance porch to the front of the property offering space for coat and shoe storage.

Lounge Diner



Spacious lounge diner to the front of the property with under-stairs storage cupboard. With laminate flooring throughout, and space for a large suite with a dining table if preferable.

Kitchen



Cooking kitchen to the centre of the ground floor with double glass-panelled doors to the conservatory. Fitted with a range of matching units with complementary worktops and tiled splashbacks. Appliances - four-burner gas hob with extractor, integrated dishwasher, oven/grill, sink with drainer - boiler installed 2025. Space, power and plumbing for a free-standing fridge/freezer and washing machine.

Conservatory



Conservatory to the rear of the property with doors through from the kitchen and onto the garden. Offering an ideal space for an extra living area, dining space or home office.

FIRST FLOOR

Bedroom



Double bedroom to the rear of the property with a view to the garden and full-length wardrobes with sliding doors and fitted rails and shelving.

Bedroom



Second double bedroom, with a view to the front of the property and an accompanying storage cupboard.

Bathroom



Bathroom to the centre of the first floor with frosted window, laminate flooring and wall tiling. Fitted with a matching white three-piece suite - bath with overhead shower, WC, wash basin and towel rail.

Loft

Fully boarded loft accessible from the first floor landing with hatch and folding ladder - offering ideal storage space.

EXTERNAL



Rear



Good-sized garden to the rear of the property with side access or access from the conservatory.


With a pebbled area leading from the property, and a flagged patio to the side with pergola.

The garden offers ideal space for outdoor seating, and comes with a garden shed.

Front/Driveway

Gated garden to the front of the property with steps to the front door.

The driveway is to the front/side with a halfway gate to the garden.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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