



53 Summer Hall Ing, Wyke, Bradford, West Yorkshire, BD12 8DY Asking Price £139,950

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this spacious THREE BEDROOM SEMI-DETACHED FAMILY HOME with off-street parking located in Wyke, Bradford - BD12. With an open-plan dining kitchen, generous gardens to the front and rear, and within good distance to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising: entrance hall, dining kitchen, lounge, three first floor bedrooms (two doubles, one single), bathroom, wc, loft. Externally the property has a driveway which can accommodate a minimum of two cars, a low-maintenance garden to the rear, and a gated lawned garden to the front. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



Spacious dining kitchen to the rear of the property with dual-aspect and external access to the garden. The kitchen is fitted with a wide range of matching grey units with complementary worktops and tiled splashbacks. Appliances include - gas hob with oven/grill, washing machine, sink with drainer, free-standing fridge/freezer. The kitchen has a fitted breakfast bar to seat two, and also space for a family dining table with chairs.

Lounge



Good-sized lounge with a view to the rear and access from the entrance hall. The lounge has a central fireplace and ample room for a large suite as seen.

FIRST FLOOR

Primary Bedroom



Primary bedroom with a view to the rear of the property. Offering ample room for a large bed, side tables and wardrobes as seen.

Bedroom



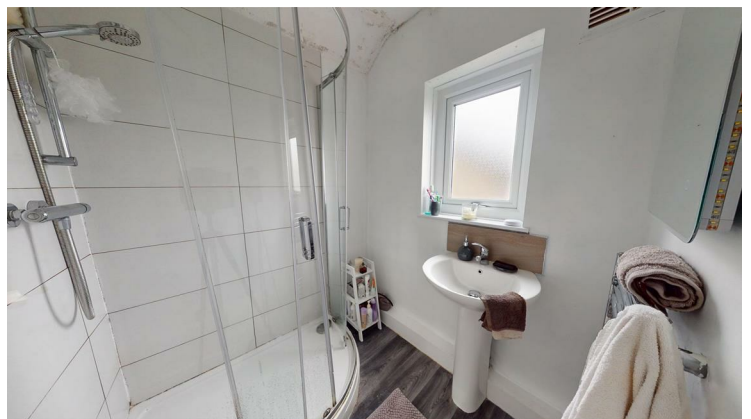
Second bedroom, a further double with a view to the rear of the property. Offering ample room for a large bed, side tables and wardrobes as seen.

Bedroom



Third bedroom, a single room with a view to the front of the property. Ideal for a child's bedroom or a home office for those working remotely.

Bathroom



House bathroom with matching white two-piece suite and fitted mirror - corner shower, wash basin and towel rail.

WC

Separate WC to the first floor with frosted glass window.

EXTERNAL



Rear




Generous low-maintenance garden to the rear of the property with side access via the driveway or dining kitchen. With a patio area leading from the property, a lawned area to the side, boundary fencing and an ideal seating area to the top end.

Front



Driveway and garden to the front of the property with gated access. The driveway can accommodate a minimum of two cars, and the garden has a central lawn with boundary hedging.

Energy Efficiency Rating		
	Current	Potential
Very 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
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 