



7 Daisy Fields, Bradford, West Yorkshire, BD2 1DZ
Asking Price £155,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented TWO BEDROOM SEMI-DETACHED PROPERTY with off-street parking located off of Kings Road in Bradford - BD2. With off-street parking for two cars, a generous garden, and a spacious open-plan ground floor, we expect this property to be popular with first-time buyers and young couples. Internally comprising; entrance, wc, dining kitchen, lounge, two double bedrooms, bathrooms and loft. Externally the property has a driveway accommodating two cars, and a generous low-maintenance garden to the rear with doors from the living area.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



Well-presented dining kitchen leading through to the living area. Fitted with a range of contemporary matching units with complementary worktops and splashbacks.

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

There is plumbing and power for a washing machine if preferable.

Living Area



Open-plan living area leading through from the dining kitchen with dual-aspect windows, double french doors to the garden and an open staircase.

With wood-effect laminate flooring throughout and offering ample room for a large suite with coffee table as seen,

WC

Ground floor WC with wash basin, extractor fan and radiator.

Entrance

Composite front door entrance with window and alarm system to side.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom with a view to the front elevation. The bedroom offers ample room for a double bed, wardrobes and dressing furniture.

Bedroom



Generous second bedroom with a view to the rear elevation. The bedroom offers ample room for a double bed, wardrobes and dressing furniture.

Bathroom



House bathroom with matching three-piece suite - bath with overhead shower, wc, wash basin and radiator.

EXTERNAL



Front

Two parking spaces to the side of the property and a small flagged area with path to the front.

Rear



Low-maintenance garden to the rear of the property with access

from the side or the living area's double french doors.
Mostly astroturfed but with a patio area to one side - ideal for
outdoor seating.

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		
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