



## 15 Quail Avenue, Clayton Heights, Bradford, West Yorkshire, BD6 3XT £625

\*\*\*WELL PRESENTED SEMI DETACHED\*\*\*TWO DOUBLE BEDROOMS\*\*\*POPULAR LOCATION\*\*\*AVAILABLE DEC\*\*\*

HAMILTON BOWER are pleased to offer TO LET this well presented and spacious TWO DOUBLE bedroom semi detached family home on a sought after modern development in Clayton Heights. Early viewing is suggested to fully appreciate all this property has to offer. Comprising of entrance hallway, lounge, dining kitchen, two double first floor bedrooms and a house bathroom. Good size gardens to the rear and side. Double driveway.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!



## ENTRANCE

## LOUNGE

14'11" x 9'10" (4.549 x 3)

Spacious and light living area.

## DINING KITCHEN

12'10" x 9'8" (3.926 x 2.961)

Well presented fitted kitchen with a range of wall and base units with a contrasting work surface incorporating a stainless steel sink unit. Plumbing for an automatic washing machine.

## FIRST FLOOR

Landing.

## BEDROOM ONE

12'5" x 10'8" (3.8 x 3.262 )

Large double bedroom.

## BEDROOM TWO

11'3" x 7'10" (3.441 x 2.4)

Good size double bedroom.

## BATHROOM

Three piece suite with a bath, shower over, W.C and wash basin.

## EXTERNAL

Small low maintenance yard to the front. Good size garden to the side and rear. Off road parking for two cars.

