






36 Denbrook Walk, Bradford, West Yorkshire, BD4 0QS

NO CHAIN: Well presented Semi Detached that has been improved and enhanced with a side extension that can be an extra bedroom or as an office/reception room. Situated in this ever popular location and would make an ideal family home. NOT TO BE MISSED.

Asking Price £190,000

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Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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HALLWAY

THROUGH LOUNGE/DINING ROOM 19' (5.8) x 11' (3.35) narrowing to 9' (2.74)

Feature fireplace built into the chimney breast. Gas fire.

UTILITY ROOM 8' x 7' (2.44m x 2.13m)

KITCHEN 9' x 8' (2.74m x 2.44m)

Fitted kitchen with a range of wall and base units, sink unit and worktops. Cooker with hob and extractor fan.

GROUND FLOOR BEDROOM/RECEPTION ROOM 11' x 8' (3.35m x 2.44m)

Has been used as an occasional bedroom and as a play room. Or ideal as an office.

LANDING

BEDROOM 1 10' x 9'11" (3.05m x 3.02m)

BEDROOM 2 10'6" x 9' (3.2m x 2.74m)

BEDROOM 3 8' x 6' (2.44m x 1.83m)

BATHROOM White bathroom suite, shower over the bath.

OUTSIDE Block paved driveway to the front. Split level garden at the back and decking terrace.

TENURE Freehold

COUNCIL TAX Band B

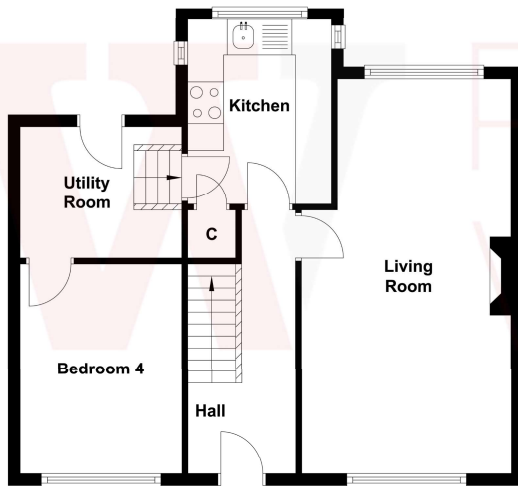
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage

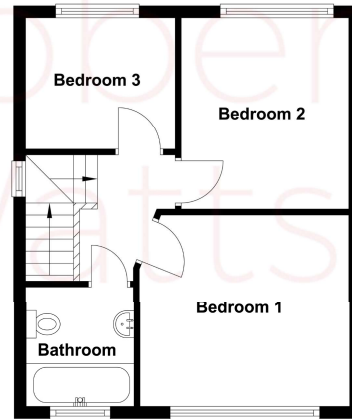
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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