



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

Immaculately presented DORMER STYLE SEMI DETACHED, providing 2/3 BEDROOMS. Situated in this ever popular cul de sac location with an AMAZING LARGER THAN AVERAGE GARDEN at the back, along with AMPLE PARKING + GARAGE. Must be viewed to appreciate.

The accommodation comprises: Hall, Lounge, Kitchen, Sitting Room/Bedroom 3, Conservatory, 2 Bedrooms & Bathroom.

Offers Over £195,000

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ENTRANCE PORCH Side entrance porch.

HALLWAY Hallway with understairs storage cupboard and separate walk in cupboard.

LOUNGE 16'4" x 11'1" (4.98m x 3.38m)

"hole in the wall" gas fireplace built in chimney breast.

KITCHEN 10'8" x 8'9" (3.25m x 2.67m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit with breakfast bar, built in oven and hob.

SITTING ROOM/BEDROOM 3 11'3" x 10'9" (3.43m x 3.28m)

Originally a ground floor bedroom, now used as a sitting room, but can be bedroom 3. uPVC French doors to conservatory.

CONSERVATORY lovely room overlooking the garden.

FIRST FLOOR

BEDROOM 1 14'3" x 9' (4.34m x 2.74m)

Fitted wardrobes

BEDROOM 2 10' x 9' max (3.05m x 2.74m max)

Fitted wardrobes

BATHROOM Modern bathroom suite with shower over bath, vanity sink unit with tiled walls

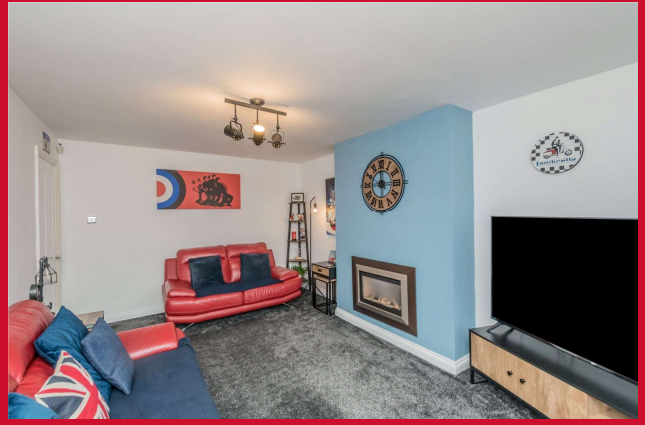
EXTERNAL The house occupies a larger than average plot with an amazing larger than average garden at the back. includes patio terrace and further seating area at the bottom + summer house. Good parking and garage.

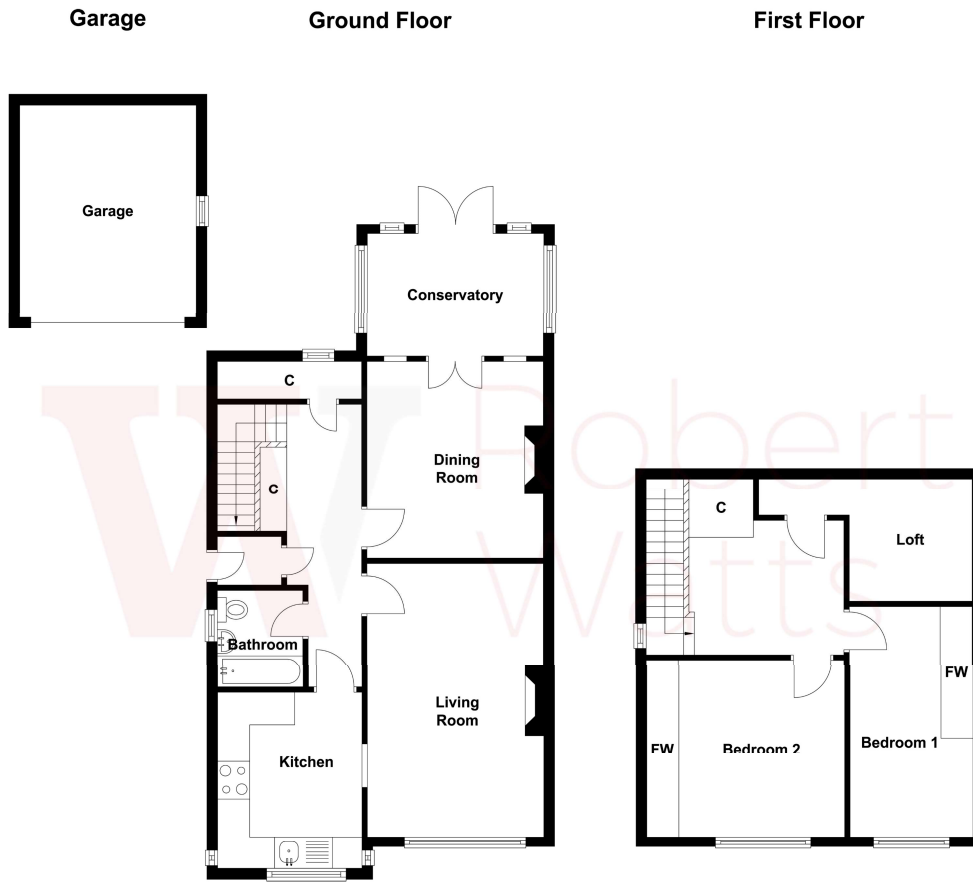
COUNCIL TAX Bradford Council

Band C

TENURE Freehold

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(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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