



33 Denbrook Avenue, Bradford, West Yorkshire, BD4 0QJ

Sensibly priced to encourage a sale, is this well-appointed SEMI DETACHED that is situated in this sought after location. The house provides a great family home and was built as a 4 BEDROOMED, but in recent years the 4th bedrooms added a shower cubicle so was part bedroom, part shower room. However this can easily be taken out to become a full 4 bedroomed house. NOT TO BE MISSED.

Asking Price £200,000

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HALLWAY

LOUNGE 14' x 12' (4.27m x 3.66m)

Feature fireplace with an electric fire. French doors to the dining room.

KITCHEN 10' x 8' (3.05m x 2.44m)

Range of base and wall units, sink unit and worktops.

DINING ROOM 10' x 10' (3.05m x 3.05m)

uPVC French Doors leading to the garden.

LANDING

BEDROOM 1 13'11" x 12' (4.24m x 3.66m)

BEDROOM 2 10' x 10' (3.05m x 3.05m)

BEDROOM 3 9' x 9' (2.74m x 2.74m)

BEDROOM 4/SHOWEROOM 7' x 6' (2.13m x 1.83m)

Was originally a bedroom, but was changed a number years ago by adding a shower cubicle, so the house an extra bathroom etc. However the shower can easily be taken out and changed back to be a fully bedroom 4.

BATHROOM 3 piece bathroom suite.

OUTSIDE Garden and driveway to the front, leading to the garage.

Garden at the back.

TENURE Freehold

COUNCIL TAX Band C

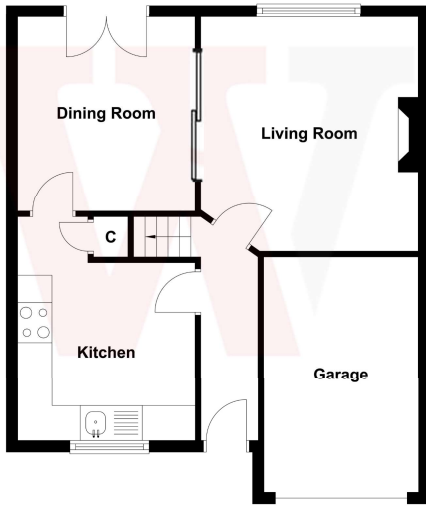
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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		
(69-80) C	73	83
(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	