






## 35 Denbrook Avenue, Bradford, West Yorkshire, BD4 0QJ

IMPRESSIVE 4 BEDROOMED FAMILY HOME.

Superbly presented Semi Detached, situated on this ever popular development. The property provides 4 Bedroomed accommodation and has been subject to extensive work in recent years. and now offers a superior family home. A detailed viewing is essential to fully appreciate the standard of fixture, fittings and decor.

The accommodation comprises: Hall, Downstairs WC, Lounge, Kitchen, Dining Room, 4 Bedrooms & Bathroom.

**Asking Price £210,000**

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## HALLWAY

## DOWNSTAIRS WC

### LOUNGE 16'5" (5) x 11'7" (3.53) into alcove

Bespoke media wall, incorporating fireplace with electric fire.

### DINING ROOM 10'5" x 10'3" (3.18m x 3.12m)

### KITCHEN 10'3" x 8'7" (3.12m x 2.62m)

Super modern kitchen that has a quality range of high gloss units. Integrated double oven and ceramic hob. Vertical radiator.

## SIDE ENTRANCE PORCH

## LANDING

### BEDROOM 1 14' x 12'5" (4.27m x 3.78m)

### BEDROOM 2 10'6" x 10'5" (3.2m x 3.18m)

### BEDROOM 3 10'4" x 9'1" (3.15m x 2.77m)

### BEDROOM 4 7'3" x 6'9" (2.2m x 2.06m)

### BATHROOM 7'2" x 6'2" (2.18m x 1.88m)

Luxurious bathroom suite, with "roll top" bath. Corner shower cubicle and vanity sink unit. High gloss tiled flooring and walls.

**OUTSIDE** Paved front garden with driveway leading to the garage. Pleasant and good sized enclosed garden to the rear.

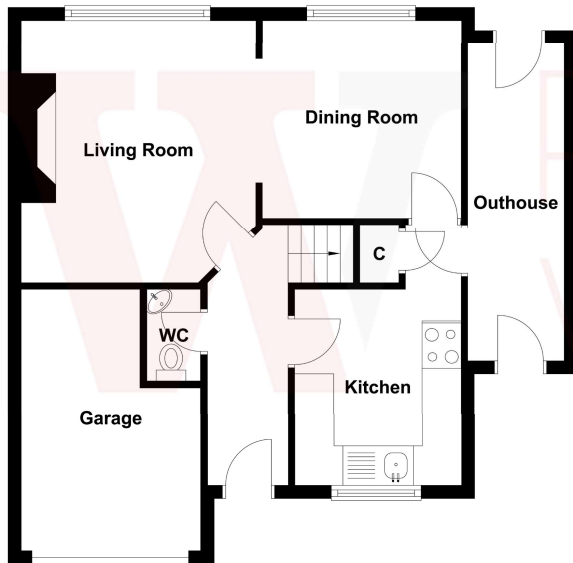
**AML CHECKS** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Creadas who charge a fee for this service.

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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	83
England, Scotland & Wales	EU Directive 2002/91/EC 	

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