



## 69 Denbrook Avenue, Bradford, West Yorkshire, BD4 0QN

**EXTENDED:** Do not miss out on this impressive Extended Semi Detached that has a superb OPEN PLAN KITCHEN / FAMILY ROOM that creates a great family entertaining space. With 3 good sized bedrooms and situated in this ever popular location. Must be viewed to fully appreciate.

The accommodation comprises: Hall, Lounge, Kitchen/Family Room, Dining Room, 3 Bedrooms & Bathroom.

**Asking Price £210,000**

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**HALLWAY** Hard wood flooring

**LOUNGE 13'6" x 11'9" (4.11m x 3.58m)**

Wood burning stove. Hard wood flooring and sliding doors to the dining room/day room.

**KITCHEN/FAMILY ROOM 20'8" x 16'6" max (6.3m x 5.03m max)**

Impressive extended open plan kitchen/family room. Well equipped kitchen with a range of high glass base and wall units, worktops and sink unit. Breakfast bar. Built in oven, hob and extractor fan. Wine cooler. French doors leading to the garden. Velux roof light.

**SNUG 9'4" x 7'5" (2.84m x 2.26m)**

Cosy room, can be either a dining room or a sitting room.

**LANDING**

**BEDROOM 1 11'7" x 11' Max (3.53m x 3.35m Max)**

**BEDROOM 2 10'2" x 9'5" (3.1m x 2.87m)**

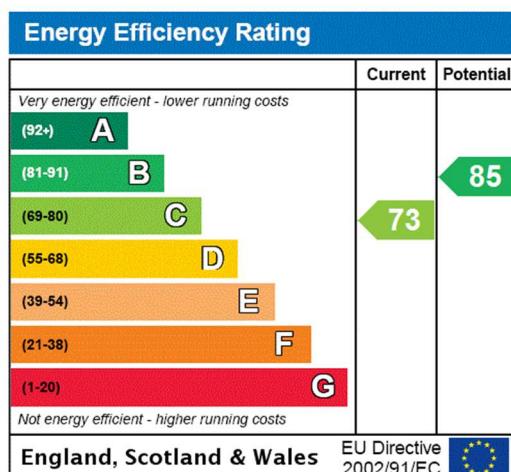
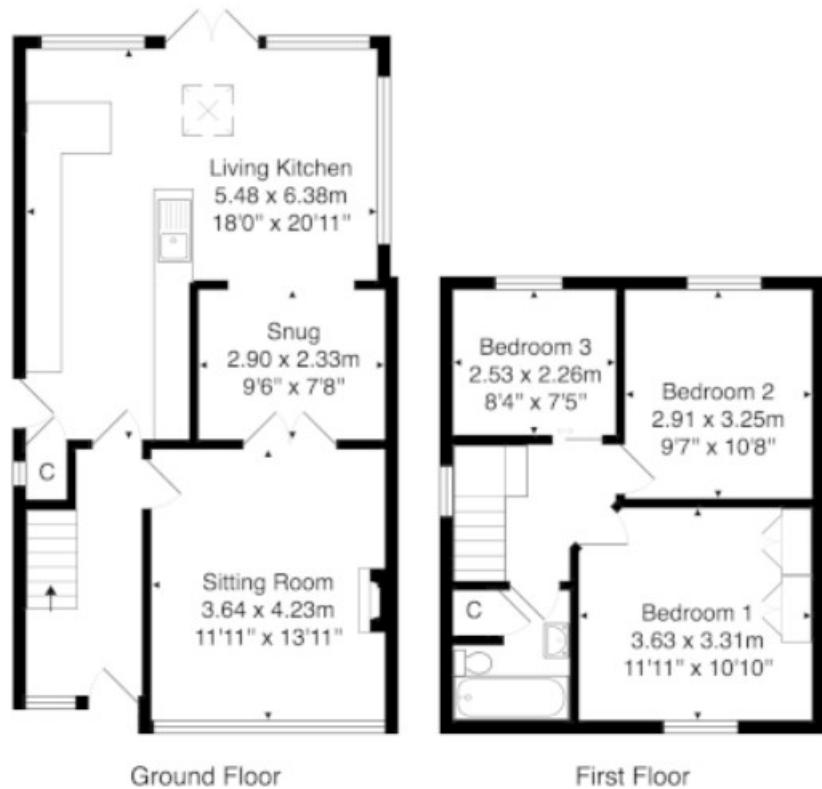
**BEDROOM 3 8'3" x 6'9" (2.51m x 2.06m)**

**BATHROOM** Lovely modern white bathroom suite with tiled walls and flooring. Shower over the bath. Vanity sink unit. Heated towel rail.

**OUTSIDE** Garden top the front with a driveway to the side leading to a garage. Lovely landscaped garden to the rear. Decking terrace and paved patio area.

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.





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