



## **10 Denbrook Avenue, Bradford, West Yorkshire, BD4 0QH**

**NO CHAIN:** Lovely Semi Detached that is situated in this ever popular location. Provides 3 Bedrooms, with a super good sized garden. Good parking along with a garage. Ideally located close to Tong Academy. **NOT TO BE MISSED.**

The accommodation comprises: Entrance Hall, Lounge, Utility, 3 Bedrooms & Bathroom.

**Asking Price £190,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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## ENTRANCE HALL

### LOUNGE 13' (3.96) x 12'10" (3.9) + chimney breast

Feature fireplace with a gas fire.

### KITCHEN DINER 11' x 5' (3.35m x 1.52m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven with hob and extractor fan.

### UTILITY ROOM 8' x 5' (2.44m x 1.52m)

Leading to side and to the back garden.

## LANDING

### BEDROOM 1 11' x 10' (3.35m x 3.05m)

### BEDROOM 2 9' x 9' (2.74m x 2.74m)

Fitted wardrobes

### BEDROOM 3 6'11" x 5' (2.1m x 1.52m)

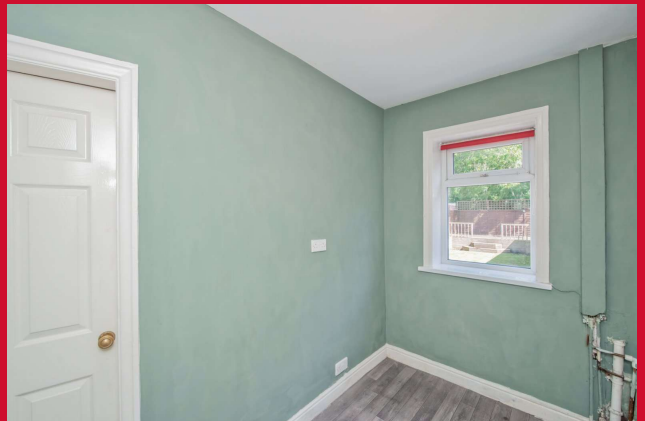
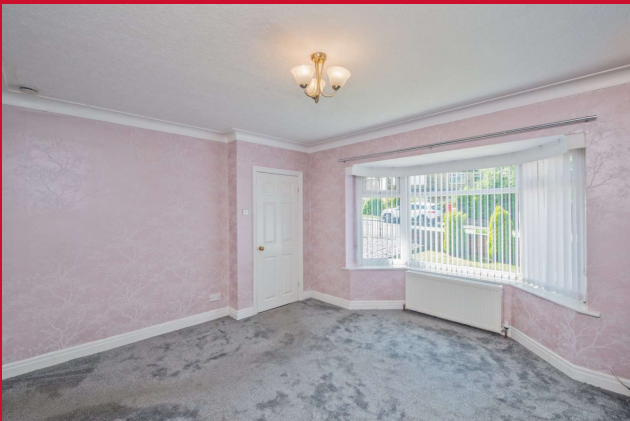
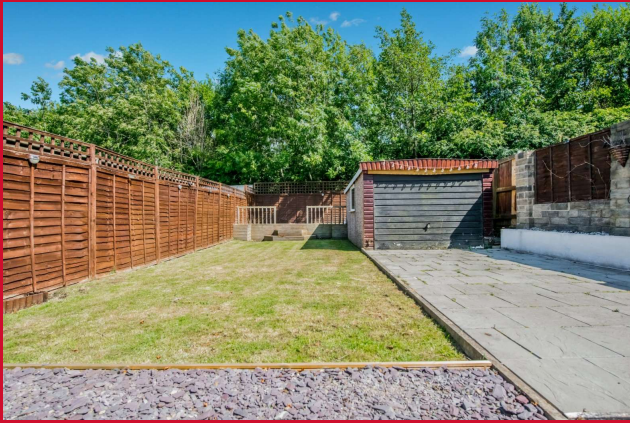
**BATHROOM** 3 piece white bathroom suite with a shower over the bath.

**OUTSIDE** Garden and driveway to the front. Lovely enclosed good sized back garden with a decking terrace. Drive, parking and garage.

**AML** Please note 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 Credas 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**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		