



## **117 Fenby Avenue, Bradford, West Yorkshire, BD4 9LJ**

EXTENDED.

Impressive Semi Detached that we feel is a perfect family home. Providing 3 Bedrooms, with the benefit of a rear kitchen extension and with a super modern kitchen and bathroom. The house is immaculately presented and is within a short walk to Bradford Forster Academy. To the outside is a lovely private garden with a garden room.

NOT TO BE MISSED.

**Asking Price £158,000**

# 117 Fenby Avenue, Bradford, West Yorkshire, BD4 9LJ

## ENTRANCE HALL

### LOUNGE 14' x 13' max (4.27m x 3.96m max)

Featured fireplace with log burner fire

### DINING ROOM 16' x 7' (4.88m x 2.13m)

Dining Room or 2nd Reception Room, with understair cupboard.

### KITCHEN 12' x 7' (3.66m x 2.13m)

Impressive fully equipped Kitchen with a range of wall and base units, worktops and sink unit. 2 built in ovens, integral dish washer and fridge freezer. Patio doors leading to the garden.

### BEDROOM 1 12' x 11' max (3.66m x 3.35m max)

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

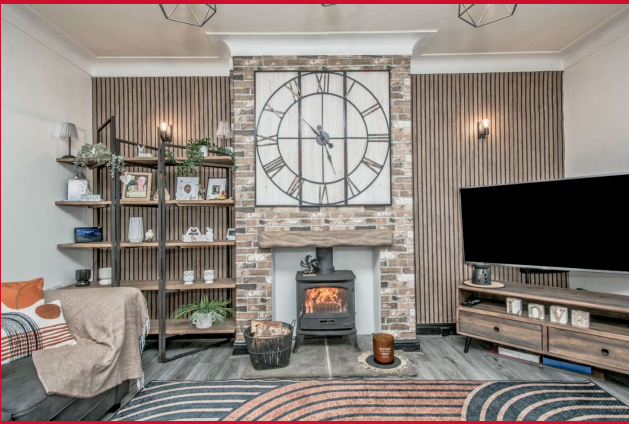
### BEDROOM 3 7' x 5' (2.13m x 1.52m)

**BATHROOM** Lovely modern white bathroom suite with vanity sink unit.

**EXTERIOR** Garden to the front with shared driveway, leading to garage. At the back is a lovely private and well manicured garden, with Garden Room.

**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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		