



8 Denbrook Avenue, Bradford, West Yorkshire, BD4 0QH

Immaculate and superbly presented Semi Detached that has been much improved in recent years to provide a perfect family home. Situated in this ever popular location. Provides 3 Bedrooms, with a super good sized landscaped sized garden. Ideally located close to Tong Academy. NOT TO BE MISSED.

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

Asking Price £195,000

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ENTRANCE HALL

LOUNGE 13' (3.96) x 12' (3.66) + chimney breast

KITCHEN DINER Impressive modern Kitchen with a well equipped range of high gloss units. Integrated double oven and hob. French door leading to the garden.

LANDING Access to boarded loft via loft ladder.

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

Fitted wardrobes

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

Fitted wardrobes

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

BATHROOM White bathroom suite with a shower over the bath. vanity sink unit. Heated towel rail

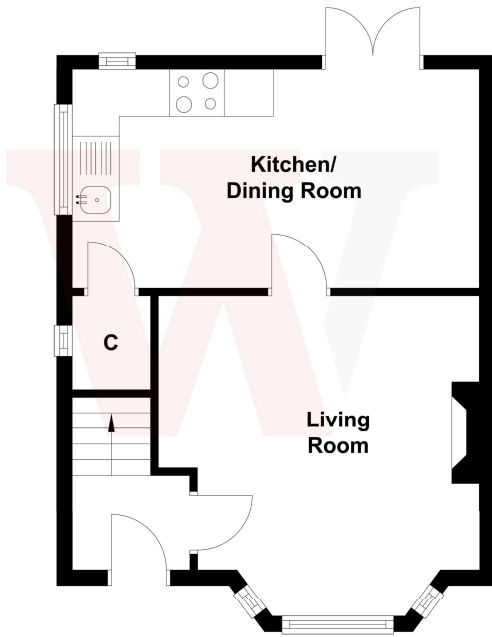
OUTSIDE Driveway and off street parking to the front. At the back is a super sized landscaped garden with raised decking terrace.

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.

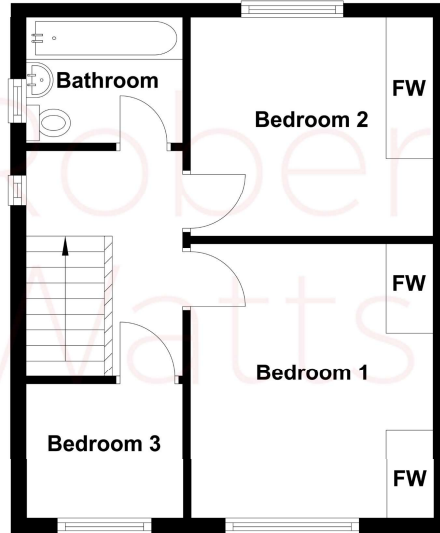
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		