



14 Denbrook Crescent, Bradford, West Yorkshire, BD4 0QL

NO CHAIN: Well-appointed SEMI DETACHED, situated in this ever popular location.

The property provides 3 BEDROOMS and has the benefit of a rear KITCHEN EXTENSION.

Outside, pleasant low maintenance gardens, along with parking and garage.

NOT TO BE MISSED.

The property is close to shops, motorway networks and public transport links.

Close to Tong Academy and several Primary schools.

The accommodation comprises: Porch, Hallway, Lounge, Kitchen, 3 Bedrooms & Bathroom. Gas heating system (boiler serviced 4th June 2024), double glazing and alarm system.

Asking Price £169,000

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FRONT PORCH

ENTRANCE HALL Understairs storage/pantry.

LOUNGE 18'2" x 11'7" max (5.54m x 3.53m max)

DINING KITCHEN 17'3" x 9'5" (5.26m x 2.87m)

Extended kitchen with a modern range of wall and base units, worktops and sink unit. Wall mounted gas combi boiler.

LANDING With loft hatch and drop down ladder to a boarded loft area with lighting.

BEDROOM 1 10'3" x 9'2" (3.12m x 2.8m)

Full height and width fitted wardrobes.

BEDROOM 2 9'3" x 7'5" (2.82m x 2.26m)

Full height and width fitted wardrobes.

BEDROOM 3 7'9" x 7'8" (2.36m x 2.34m)

Full height fitted wardrobes.

BATHROOM White bathroom suite with shower over bath, WC, vanity sink unit, wall mounted storage unit over the sink.

Heated towel rail.

EXTERIOR Low maintenance garden to front and driveway to side. Outside tap.

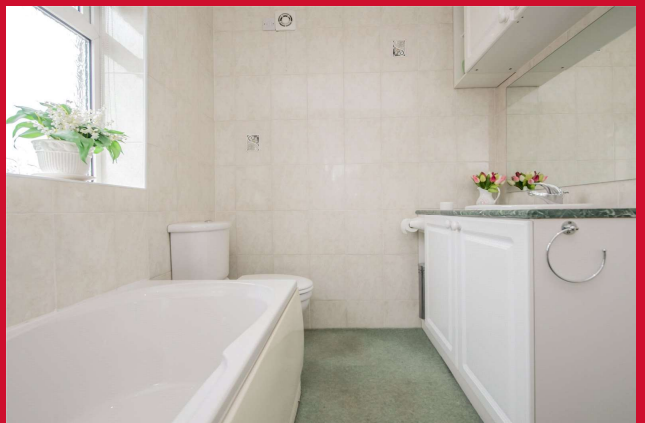
Enclosed low maintenance South facing garden to rear.

GARAGE Larger than average garage (18'8" x 8'2") with mains electric power and lighting.

COUNCIL TAX B - Bradford

TENURE Freehold

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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