



29 Kentmere, Wrose, Bradford, BD2 1NY

Rest assured this fine example is not your average bungalow!... built around 24 years ago, genuinely spacious at circa 1,000 sq. feet on a good size plot which forms part of this select cul-de-sac. Two double bedrooms, with the primary bedroom likely to impress even the most discerning. The generously sized conservatory, ample drive, garage and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR viewing today.

£299,950

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ENTRANCE HALL Access to loft space, useful store closet housing boiler

LIVING ROOM 20'7" x 13'5" (6.27m x 4.1m)

Open to dining area, patio doors to conservatory

DINING AREA 10'2" x 8'4" (3.1m x 2.54m)

CONSERVATORY 20'6" x 12'2" (6.25m x 3.7m)

KITCHEN 14'4" x 9'8" (4.37m x 2.95m)

Selection of wall and base units, work tops, sink unit, built in double oven/microwave, separate gas hob, integrated appliances include: fridge freezer, dish washer, microwave and washing machine

BATHROOM Four piece suite comprising bath, double shower cubicle, wash basin and WC, tiled floor and fully tiled walls

BEDROOM 1 17'3" x 13'3" (5.26m x 4.04m)

Fitted wardrobes and dressing table

BEDROOM 2 10'3" (3.12) plus door recess x 9'9" (2.97)

OUTSIDE Ample drive to garage, open lawn to front, pleasant rear garden incorporating lawn and patio

BUYER INFORMATION 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.

COUNCIL TAX Bradford

Band D

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		