



48 Dene Road, Bradford, BD6 3PJ

**** SUPERB PLOT POSITION ** VAST POTENTIAL FOR EXTENSION (subject to permissions) ****

**** POPULAR RESIDENTIAL AREA ****

Viewing is strongly advised for this well presented SEMI DETACHED situated on a corner plot position allowing good size gardens to three sides, drive and garage. Internally, is a lounge, well equipped breakfast kitchen, three bedrooms and house shower room. Benefitting further from GCH & DG the property is close to many amenities, schools and commute to Bradford/Halifax.

£195,000

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ENTRANCE HALL

LOUNGE 12'5" x 12'9" (3.78m x 3.89m)

Feature fireplace housing gas fire

KITCHEN 15'9" x 7'9" (4.8m x 2.36m)

Fitted kitchen with a range of wall and base units, worktops incorporating breakfast bar and tiled splashback. Oven, hob and extractor, plumbing for washer and space for freestanding appliances

FIRST FLOOR

Landing area

BEDROOM ONE 11'9" x 9' (3.58m x 2.74m)

BEDROOM TWO 9'11" x 9' (3.02m x 2.74m)

BEDROOM THREE 7'5" x 5'9" (2.26m x 1.75m)

SHOWER ROOM

Corner shower cubicle, vanity style sink and W.C

OUTSIDE

Sat on an enviable plot with large lawned gardens to the front and side with mature shrubs, driveway and detached garage. Pleasant enclosed low maintenance garden to the rear with decked seating area

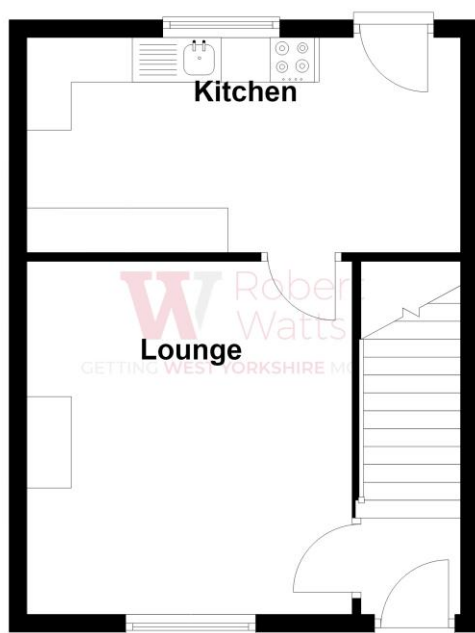
BUYERS DISCLAIMER

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.

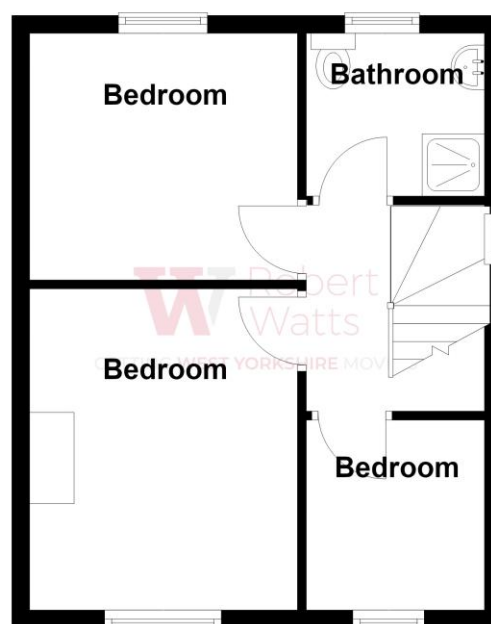
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



48 Dene Road

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