



2 Kenmore Crescent, Wibsey, Bradford, BD6 3JG

Well appointed Semi Detached that provides THREE BEDROOMS. The house occupies a cul de sac setting and is situated in this ever popular location off Moore Avenue. A detailed viewing is essential. The accommodation comprises: Hallway, Lounge, Dining Kitchen, Three Bedrooms & Bathroom. **BOOK YOUR VIEWING TODAY**

£189,950

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HALLWAY

LOUNGE 14' x 10' (4.27m x 3.05m)

Attractive feature fireplace with fire. Sliding doors to kitchen

DINING KITCHEN 17' x 10' (5.18m x 3.05m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit. Built in oven and hob and extractor

BEDROOM ONE 11'2" x 10'2" max (3.4m x 3.1m max)

BEDROOM TWO 10'9" x 10'3" max (3.28m x 3.12m max)

BEDROOM THREE 6'5" x 6'4" (1.96m x 1.93m)

BATHROOM

White bathroom suite with shower over bath, tiled walls and floor. Heated towel rail

OUTSIDE

Garden to front. Driveway to the rear, along with garden. Access to useful basement

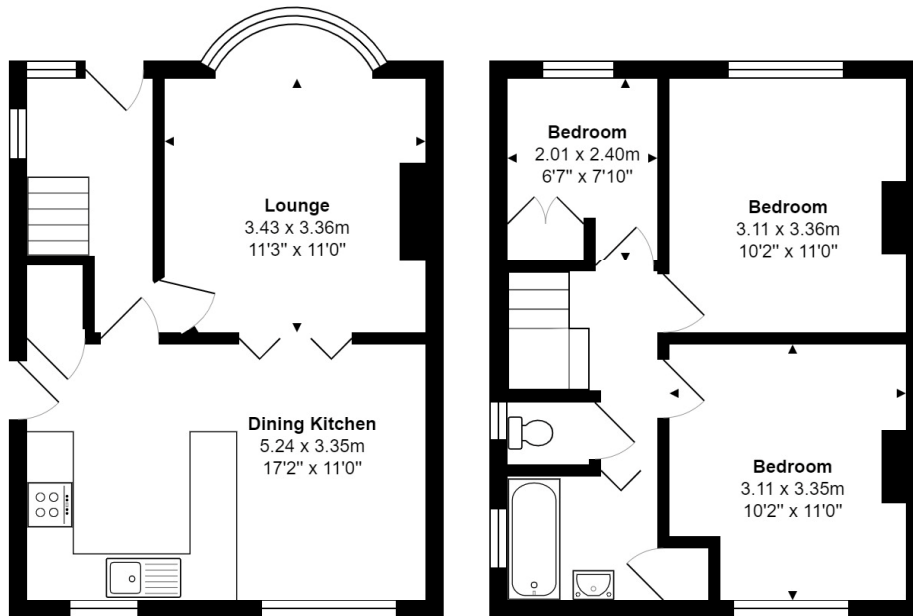
FURTHER INFORMATION

Council Tax - Band C

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.





Ground Floor

First Floor

Total Area: 73.1 m² ... 786 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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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