



30 Dene Road, Bradford, BD6 3PJ

** POPULAR STYLE OF SEMI DETACHED ** TASTEFULLY DECORATED THROUGHOUT ** SLIGHTLY LARGER THIRD BEDROOM ** Viewing is strongly advised for this popular style of semi detached situated within this BD6 area which is ideal for schools, amenities and commute. Having modern kitchen and bathroom plus replacement roof in 2023 we feel this is a perfect home for first time buyers and young families. Briefly comprising: Lounge, dining kitchen, three bedrooms and bathroom. Externally, there is plenty of parking to the front with pleasant and good size gardens to the rear

£159,950

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ENTRANCE HALL

LOUNGE 12'4" x 12'5" (3.76m x 3.78m)

Good size lounge with fireplace that can house a log burner stove (the one in the image will not be included in the sale)

BREAKFAST KITCHEN 16'4" x 8' (4.98m x 2.44m)

Modern kitchen with a selection of wall and base units. Worktops with splashback tiled walls, sink and drainer. Plumbing for washer and cooker point

FIRST FLOOR

Landing area with access to the loft via a pull down ladder

BEDROOM ONE 11'7" x 7'9" (3.53m x 2.36m)

Built in wardrobe to alcove

BEDROOM TWO 10'4" x 7'9" (3.15m x 2.36m)

BEDROOM THREE 8'7" x 6'7" (2.62m x 2m)

BATHROOM

Recently fitted bathroom suite. Shaped bath with shower over and screen. Vanity style sink and W.C

OUTSIDE

Off road parking to the front. Large area to the side and good size gardens to the rear with lawn and seating area

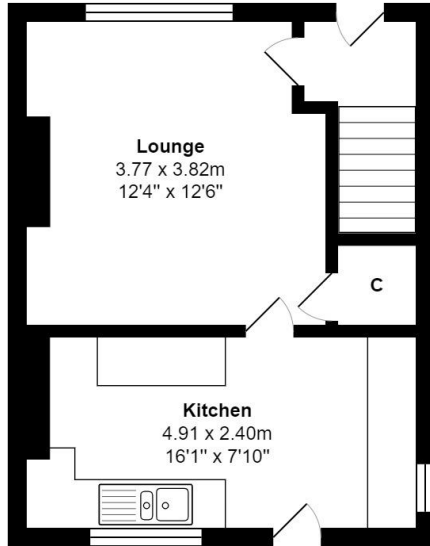
FURTHER INFORMATION

Council Tax - Band A

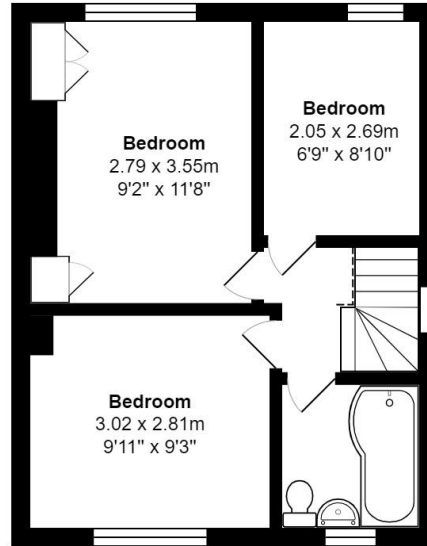
Tenure - Freehold

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: 62.7 m² ... 674 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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