



19 Dene Road, Bradford, BD6 3PJ

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION!

SIMPLY MUST BE VIEWED! Well presented throughout with larger than average gardens to the rear is this popular style of SEMI DETACHED situated within this increasingly sought after part of BD6, ideal for many local amenities, schools and commute. Briefly comprising: entrance hall, lounge, MODERN DINING KITCHEN which leads through to the CONSERVATORY. THREE first floor bedrooms and recently installed family bathroom. Benefitting further from GCH DG, off road parking to the front and stunning gardens to the rear. Mainly laid to lawn with patio seating area. LARGE wooden store shed separated into two which is an ideal space for home office / 'man shed' or summer house. BOOK YOUR VIEWING TODAY

£169,950

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
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SWIFT MOVE INFORMATION This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 12'9" x 12'6" (3.89m x 3.8m)

Wall mounted fire on chimney breast

DINING KITCHEN 15'1" x 7'8" (4.6m x 2.34m)

Modern fitted kitchen with an array of wall and base units, worktops to incorporate breakfast bar and space for under counter appliances. Oven, hob and extractor, plumbing for washer and integrated fridge freezer. Doors leading to the conservatory

CONSERVATORY 11' x 8'1" (3.35m x 2.46m)

A great addition overlooking the rear gardens

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 9'10" x 11'6" (3m x 3.5m)

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

BEDROOM THREE 7'5" x 5'11" (2.26m x 1.8m)

BATHROOM

Recently fitted white bathroom suite with shower over bath, vanity style sink and W.C. Fully tiled

OUTSIDE

Paved driveway to the front which continues up the side of the property. Additional block paved parking area and raised bedding boxes to the front. Large gardens to the rear with patio seating area and large lawns, an ideal space for entertaining. Large wood shed/store that has been split into two with power and light

FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

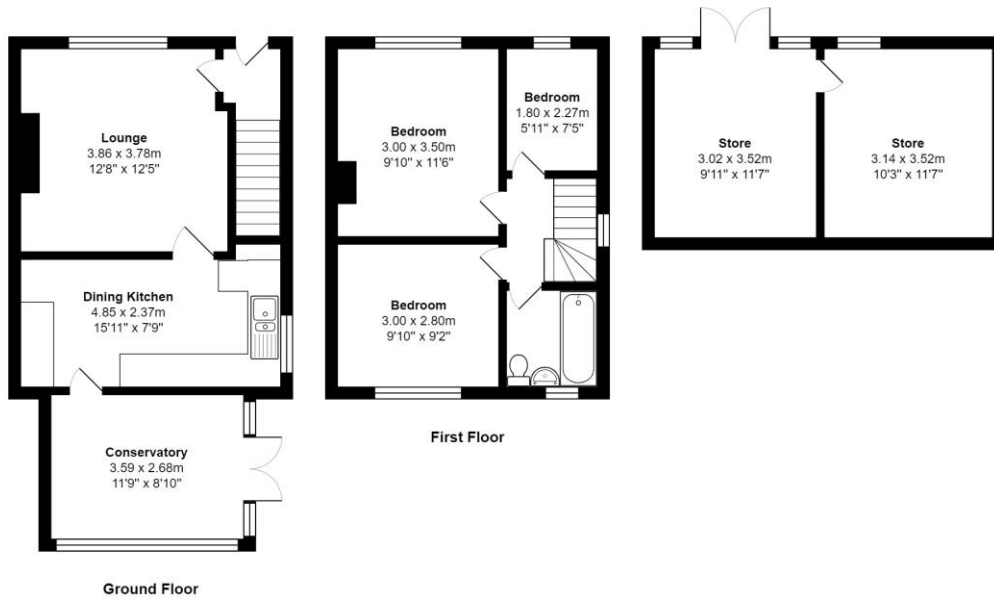
MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





Total Area: 71.4 m² ... 769 ft² (excluding store)
 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		81
(69-80) C		
(55-68) D	66	
(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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