



32 Dene Road, Bradford, West Yorkshire, BD6 3PJ

**** OFFERED WITH NO CHAIN ** PLEASANT GARDENS TO THE REAR ****

Situated within this popular residential location, close to many amenities and good location for commute, is this END TOWN HOUSE. Briefly comprising: entrance hall, lounge and dining kitchen. TWO BEDROOMS to the first floor and modern bathroom. Benefitting further from GCH and DG, the property offers off road parking to front and pleasant gardens to the rear, mainly laid to lawn with decked seating area. Good first time purchase/buy to let investment.

Asking Price £140,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 12'3" x 12'7" (3.73m x 3.84m)

Feature fireplace

DINING KITCHEN 15'6" x 7'11" (4.72m x 2.41m)

Selection of wall and base units, worktops with sink and drainer, oven, hob and extractor, plumbing for washer,

FIRST FLOOR

BEDROOM ONE 15'6" x 10'11" max (4.72m x 3.33m max)

Large bedroom with potential to split as 2 windows.

BEDROOM TWO 9'11" x 9'2" (3.02m x 2.8m)

BATHROOM

Family bathroom with three piece white suite, shower over panelled bath and screen, sink and w/c.

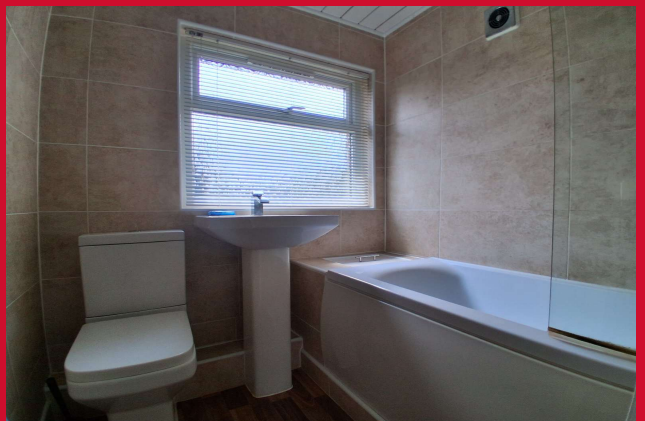
OUTSIDE

Off road parking to the front, gated side access to the rear gardens. Larger than average with decked seating area and lawns

BUYER 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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