



## 20 Kenmore Crescent, Wibsey, Bradford, BD6 3JG

**\*\* LOVELY CORNER PLOT POSITION \*\* EXTENDED TO THE REAR \*\*** Well appointed SEMI DETACHED situated within this increasingly sought after part of BD6, just off Moore Avenue. Well placed for many amenities, schools, shops, commute to city centre and further afield, via the Motorway Network and Low Moor train station. Briefly comprising: entrance hallway, lounge and sitting room PLUS a kitchen extension which allows an ideal dining kitchen for family entertainment. THREE BEDROOMS and good size family bathroom. Externally, there is plenty of parking available to the front and side with a pleasant, manageable garden to the rear. **BOOK YOUR VIEWING TODAY**

**£270,000**

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### ENTRANCE PORCH

### ENTRANCE HALLWAY

**LOUNGE 11'6" x 12'3" (3.5m x 3.73m)**

**DINING ROOM 10'7" x 10'10" (3.23m x 3.3m)**

**KITCHEN 17'10" x 13' (5.44m x 3.96m)**

Extended kitchen which provides good space for family entertaining. A range of wall and base units, worktops, sink and drainer. Oven, hob and extractor. Skylight which allows plenty of natural light

### W.C

**BEDROOM ONE 11'6" x 11'2" (3.5m x 3.4m)**

Fitted wardrobes

**BEDROOM TWO 10'7" x 11'2" (3.23m x 3.4m)**

**BEDROOM THREE 8'2" x 7'2" (2.5m x 2.18m)**

### BATHROOM

Three piece suite, bath with shower over and screen. Sink and W.C. Fully tiled walls, heated towel rail and laminate flooring

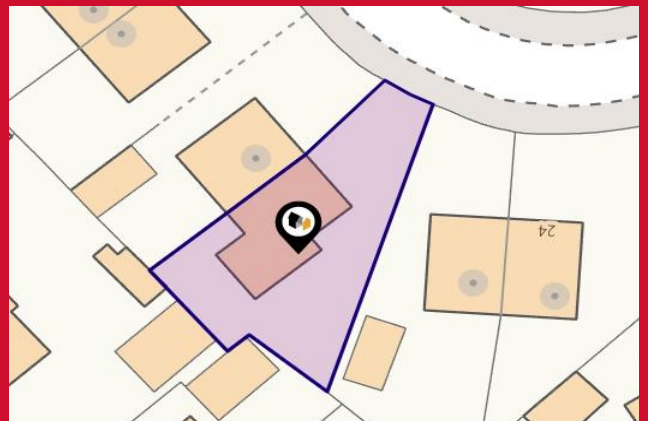
### OUTSIDE

Off road parking to the front and side. Patio seating area to the rear

### NOTE

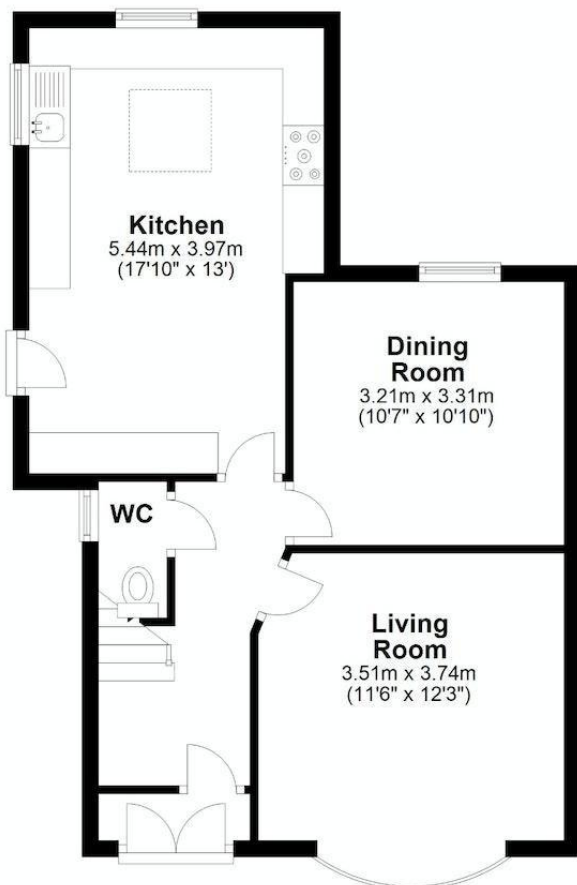
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

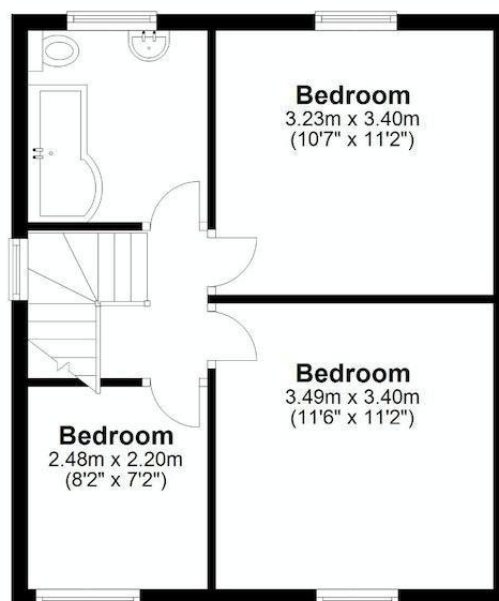




## Ground Floor



## First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		