



## 21 Dene Road, Bradford, BD6 3PJ

**\*\* GUIDE PRICE £190,000 TO £200,000 \*\* SINGLE STORY EXTENSION TO SIDE AND REAR \*\* LARGE REAR GARDENS \*\* CURRENTLY BEING REDECORATED \*\*** Good size and offering great accommodation is this **EXTENDED SEMI DETACHED** property. Large reception room with feature fireplace, 'L' shaped kitchen which offers study area leading through to the kitchen. **THREE BEDROOMS** and modern bathroom. Having GCH and DG, off road parking to the front and **LARGE** gardens to the rear. We feel this is an ideal property for families looking to make their own mark!

**Guide Price £190,000 - £200,000**

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts\\_](https://twitter.com/@robertwatts_)

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**PLEASE NOTE** INTERNAL PHOTOS TO FOLLOW AS CURRENTLY BEING DECORATED

### **ENTRANCE HALL**

Provides access to the lounge and side extension. Stairs leading to the first floor

### **THROUGH LOUNGE 20'7" x 15'8" max (6.27m x 4.78m max)**

A great size reception room with dual aspect windows, feature fireplace and double doors leading through to kitchen

### **KITCHEN EXTENSION 14' (4.27) x 10' (3.05) and 29'3" (8.92) max x 5'8" (1.73)**

Side and rear extension allowing additional space for study area and utility. The fitted kitchen has a range of wall and base units, worktops with sink and drainer. Oven, hob and extractor, plumbing for washer and space for freestanding appliances

### **FIRST FLOOR**

Landing area with loft access

### **BEDROOM ONE 11'7" x 9'3" (3.53m x 2.82m)**

### **BEDROOM TWO 10'3" x 9'3" (3.12m x 2.82m)**

### **BEDROOM THREE 7'5" x 7'4" (2.26m x 2.24m)**

### **BATHROOM**

Three piece suite

### **OUTSIDE**

Off road parking to the front. Larger than expected rear garden with raised seating area, patio and lawn

### **BUYER DISCLAIMER**

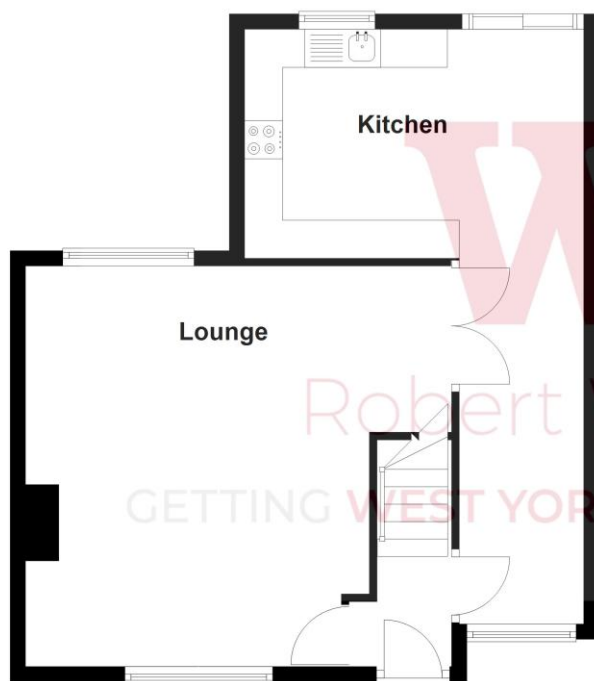
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Ground Floor



First Floor



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