



24 Kenley Avenue, Off Moore Avenue, Bradford, BD6 3JB

**** LOVELY FAMILY SIZED EXTENDED SEMI DETACHED ** FOUR BEDROOMS ** THREE RECEPTION ROOMS **** Only upon internal inspection will this well presented property be fully appreciated. Briefly comprising: entrance vestibule with guest cloakroom PLUS an additional entrance hall with stairs leading to the first floor. Well equipped kitchen opening through to the dining area, pleasant reception room and CONSERVATORY complete the ground floor. To the first floor are FOUR BEDROOMS and family bathroom. Externally, are pleasant gardens to the rear with raised decking and patio seating areas, lawn and garden shed. Off road parking for two cars and gardens to the front. Situated within this highly sought after area of BD6, just off Moore Avenue, ideal for many local amenities, schools and commute. VIEWING IS STRONGLY ADVISED

£250,000

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ENTRANCE AREAS

The property benefits from two entrance areas. Both to the front elevation. Within the extension the entrance vestibule has guest cloakroom off. The original entrance leads off to the lounge and stairs leading to the first floor

LOUNGE 11'8" x 12'10" (3.56m x 3.9m)

Good size formal reception room

DINING ROOM 14'11" x 11'10" (4.55m x 3.6m)

Patio doors leading into the conservatory and opening through into the kitchen. A large space for family entertaining

KITCHEN 12'1" x 8' (3.68m x 2.44m)

Bright and modern kitchen fitted with a range of white wall and base units and worktops with splashback. Eye level oven with built in microwave, ceramic hob and extractor. Integrated fridge freezer, space for under counter appliances with plumbing for washer and dishwasher, plus space for tumble dryer

CONSERVATORY 8'10" x 7'8" (2.7m x 2.34m)

Overlooking the rear gardens with radiator allowing an all year round room

FIRST FLOOR

Landing area

BEDROOM ONE 13'1" x 9'3" (4m x 2.82m)

BEDROOM TWO 10'9" x 9'3" (3.28m x 2.82m)

With loft access

BEDROOM THREE 16'11" x 8' (5.16m x 2.44m)

Windows to the front elevation plus Velux windows to rear

BEDROOM FOUR 10' x 5'2" (3.05m x 1.57m)

Cupboard over stair

BATHROOM

Family bathroom with three piece suite, shower over panelled bath, sink and W.C

OUTSIDE

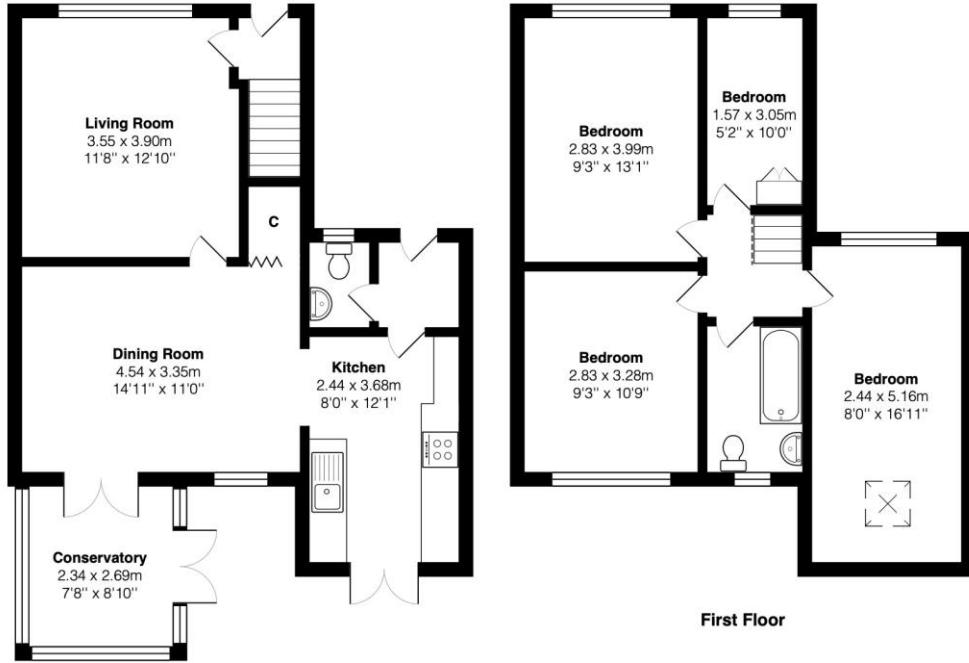
Gardens to the front and driveway. Pleasant enclosed gardens to the rear with mature shrub screening, not overlooked from the rear. Decked seating area and patio with lawns plus gardens shed

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

Total Area: 100.6 m² ... 1082 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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