



4 Deneside Terrace, Bankfoot, Bradford, BD5 9QD

** IDEAL YOUNG FAMILY HOME ** CLOSE TO AMENITIES **

** STONE BUILT THROUGH TERRACED HOUSE **

Viewing is strongly advised for this spacious terraced property which has had many improvements over the years. Briefly comprising: lounge, dining kitchen, THREE GOOD SIZE BEDROOMS (one being overall attic room) and house bathroom. Gardens to front and rear. Benefitting further from GCH and DG the property is well placed for schools, motorway access and many local amenities.

£160,000

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LOUNGE 14'10" (4.52) into bay x 10'7" (3.23)

Good size reception room with feature fireplace housing gas fire

DINING KITCHEN 14'1" x 11'9" (4.3m x 3.58m)

Modern dining kitchen with an array of wall and base units, worktops, sink and drainer. Space for freestanding appliances

FIRST FLOOR

BEDROOM ONE 14'1" x 13'4" (4.3m x 4.06m)

Good size double bedroom

BEDROOM TWO 9'4" x 9'3" (2.84m x 2.82m)

Cupboard under stair

FAMILY BATHROOM

Three piece suite with panelled walls

DORMER BEDROOM THREE 16'10" (5.13) x 14'1" (4.3) max overall

OUTSIDE

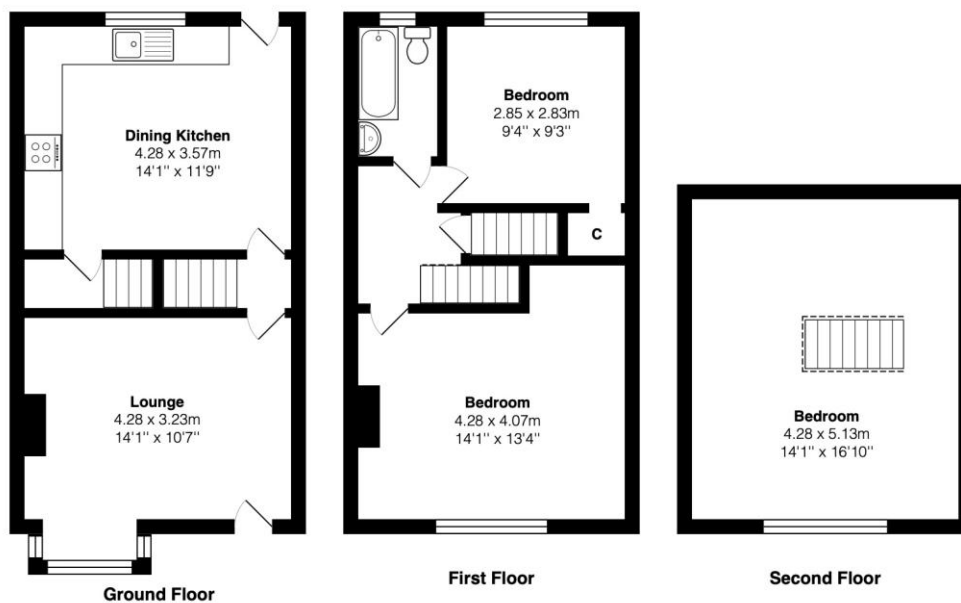
Garden area to front and good size yard to the rear

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.





Total Area: 90.5 m² ... 975 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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