



3 Kenmore Walk, Wibsey, Bradford, BD6 3JQ

**** IMPRESSIVE TWIN BAY SEMI DETACHED ** EXCEPTIONAL PRESENTATION THROUGHOUT ****

**** LOVELY FAMILY HOME ****

Viewing is strongly advised for this traditional semi detached which has had significant improvements throughout over recent years. Stone built entrance porch opens to the hallway, lounge with feature panel wall and dining kitchen, THREE BEDROOMS and family bathroom. Externally, are gardens to the front and rear with block paved driveway leading to garage. Situated in this popular residential part of Wibsey village which is well placed for many amenities and commute.

£240,000



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ENTRANCE

Large inviting entrance hallway with stairs leading to the first floor and plenty of under stair store

LOUNGE 13'3" (4.04) x 11'1" (3.38) max into bay

Good size reception room with LED spot lighting

DINING KITCHEN 17' x 11'3" (5.18m x 3.43m)

Selection of wall and base units finished in high gloss white. Worktops with splashback, sink and drainer. Oven hob and extractor, plumbing for washer. Patio doors leading to the rear

FIRST FLOOR

Landing area with glass Balustrade

BEDROOM ONE 10'7" x 13'3" (3.23m x 4.04m)

BEDROOM TWO 10'7" x 11'3" (3.23m x 3.43m)

BEDROOM THREE 8'2" max x 6'3" (2.5m max x 1.9m)

BATHROOM

Contemporary white bathroom suite with shower over bath and screen. Sink and W.C

OUTSIDE

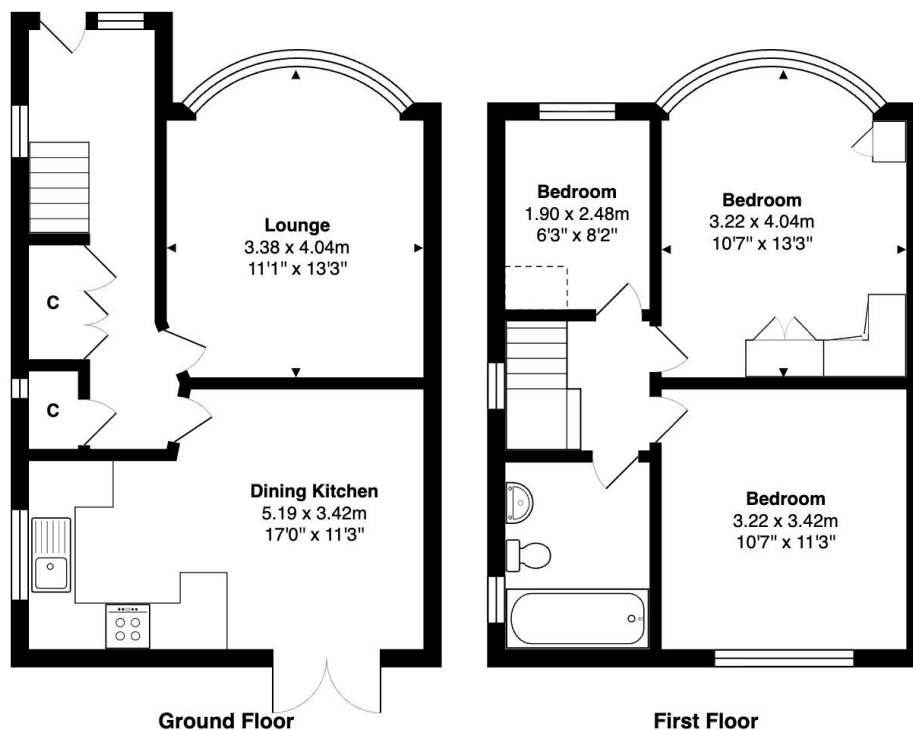
Gardens to the front and rear with blocked paved driveway leading to a detached garage

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: 77.5 m² ... 834 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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