



5 Kenmore Crescent, Wibsey, Bradford, BD6 3JG

**** ATTRACTIVE EXTENDED SEMI DETACHED ** IMPRESSIVE KITCHEN/DINING ROOM ** LARGE UNDERHOUSE AREA ** WELL PRESENTED THROUGHOUT ****

Viewing is strongly advised for this semi detached family home, which has had many improvements over recent years. Briefly comprising: entrance hallway with glass balustrade, lounge, recently fitted kitchen opening through into a large dining area PLUS utility room. THREE BEDROOMS and four piece house bathroom to the first floor and large loft space. Large underhouse area which has been fully utilized for storage with power, light and plumbing. Benefitting further from GCH, DG, driveway and pleasant gardens to front, side and rear which lends itself to more extension possibilities (subject to planning). Ideal for many local amenities, schools and commute to the city centre. VIEWING ADVISED

Asking Price £260,000

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ENTRANCE HALLWAY

With glass balustrade

LOUNGE 13'10" (4.22) x 11'4" (3.45) max overall

Remote control gas fire inset into chimney breast and alcove storage

UTILITY ROOM 8'4" x 5'11" (2.54m x 1.8m)

Worktops and wall units, plumbing for washer, space for dryer

KITCHEN 10'7" x 11'2" (3.23m x 3.4m)

Modern kitchen with an array of wall and base units, worktops sink and drainer, free standing range cooker and extractor. Opening through to the dining area

DINING ROOM 10'4" x 8'10" (3.15m x 2.7m)

A fantastic addition with patio doors leading to the rear gardens and velux window allowing plenty of natural light

FIRST FLOOR

BEDROOM ONE 10'4" x 11'3" max (3.15m x 3.43m max)

BEDROOM TWO 10'4" x 11'2" (3.15m x 3.4m)

BEDROOM THREE 6'5" x 8' (1.96m x 2.44m)

BATHROOM Four piece family bathroom with free standing bath, corner shower cubicle sink and W.C

UNDERHOUSE 22'4" (6.8) max x 17' (5.18) approx plus additional store

The same footprint of the property with external access only. Currently utilised as storage rooms. Power, light and plumbing

OUTSIDE

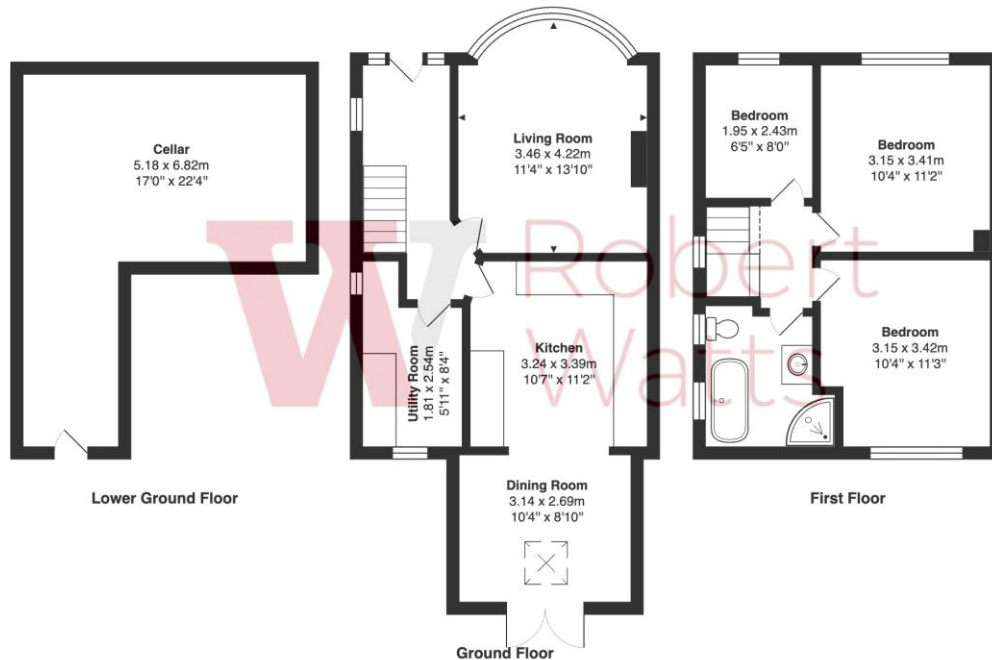
Lawned gardens to the front with driveway to the side leading to a seating area. Lawned gardens to the rear with large garden shed (included in the sale)

BUYER DISCLAIMER

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. Please note this is not refundable

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: 107.0 m² ... 1151 ft²

All measurements are approximate and for display purposes only

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

71 C

83 B

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