

HUNTERS®

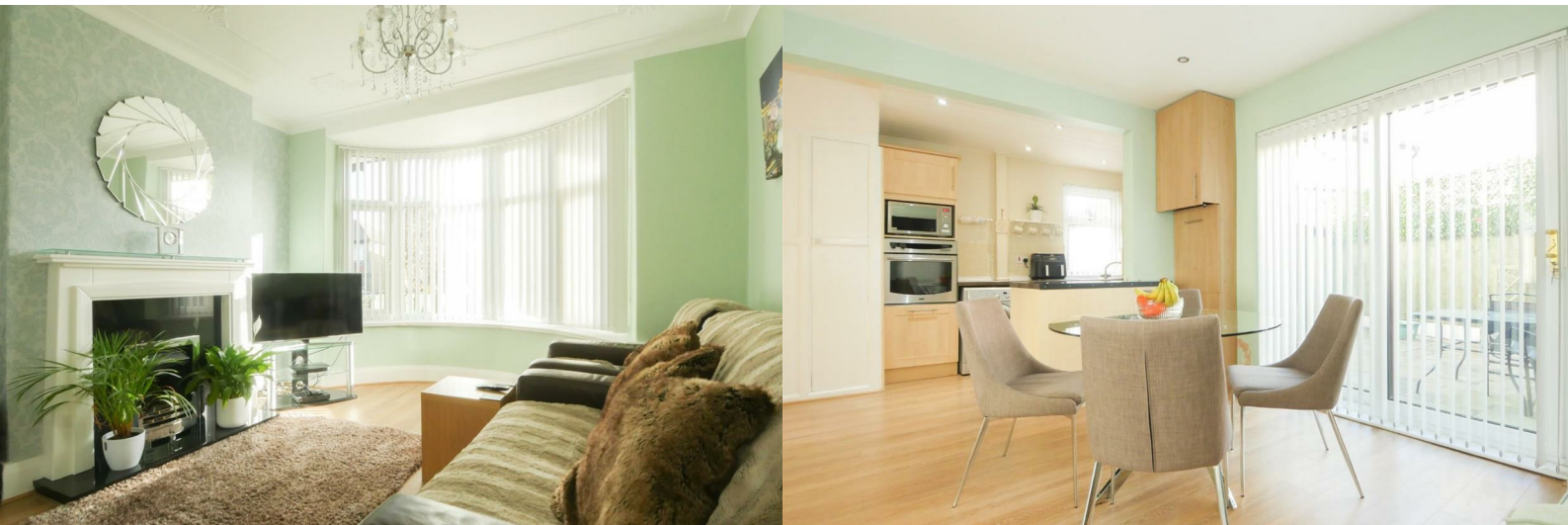
HERE TO GET *you* THERE



Denbrook Avenue

Bradford, BD4 0QH

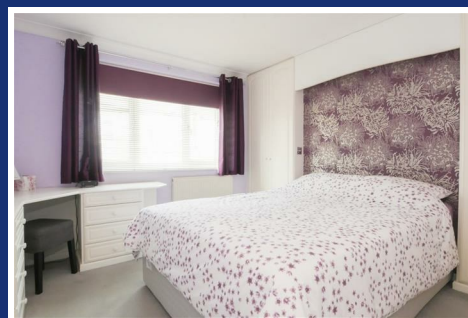
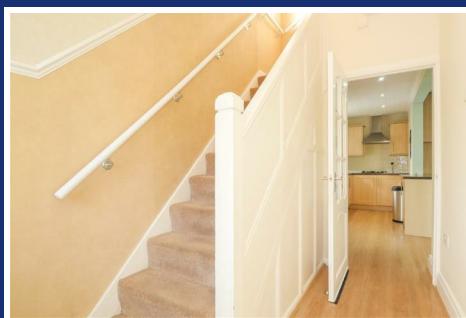
Offers In The Region Of £179,000



15 Denbrook Avenue

Bradford, BD4 0QH

Offers In The Region Of £179,000



- Three bedroom semi detached house
- Attention first time buyers and families
- Well presented throughout
- Fantastic kitchen/diner
- Modern bathroom
- Driveway and single garage
- Gardens to the front and rear
- Close to local amenities and transport links

THE PERFECT STARTER/FAMILY HOME!

A fantastic opportunity to purchase this THREE BEDROOM SEMI DETACHED HOUSE in BD4 which is close to excellent transport links and local amenities including schools and shops. The property offers well presented and ready to move into accommodation throughout including a brilliant KITCHEN/DINER, modern bathroom and externally a DRIVEWAY, GARAGE and GARDENS. Sure to appeal to a range of the buyers in particular FIRST TIME BUYERS and FAMILIES, internal viewings is advised.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the property briefly comprises: ENTRANCE HALLWAY with stairs rising to the first floor. A spacious KITCHEN/DINER which showcases a good range of modern wall and base storage units with an integrated electric oven, gas hob and extractor hood and space for a washing machine and low level fridge/freezer. There is a large understairs storage cupboard, inset spotlights, vertical radiator, space for a dining table and chairs, sliding patio doors leading out to the garden and stunning internal bi folding doors leading to the living. The LIVING ROOM is a bright and cosy reception room and boasts a beautiful bay window, original art décor ceiling, vertical radiator and gas fire with surround and hearth.

Upstairs, there are THREE bedrooms, a house bathroom and access from the LANDING via a pull down ladder to a part boarded loft space with light, ideal for storage. BEDROOM ONE, to the rear, is a good double sized room with fitted wardrobes and dressing table. BEDROOM TWO is another double sized room with a fitted wardrobe and BEDROOM THREE is a single room with fitted work station, perfect for a children's bedroom or home office. The BATHROOM has a modern three piece suite with P shaped bath, overhead mixer shower, fully tiled walls and tiled flooring with electric underfloor heating.

Outside, to the front, the garden is lawned and has a DRIVEWAY with double metal gates for off street parking. To the rear, there is a single GARAGE with light, power and plumbing, perfect for storage. The garden is fully enclosed by fencing and trellis and showcases a lovely Indian stone patio, great for outdoor entertaining and relaxing.

The location of the property is ideal for accessing the local shops and amenities in the immediate area which includes good primary and secondary schools. There are beautiful countryside walks available within the area in East Bierley and Tong Village and the property is well placed to access both Leeds and Bradford via road. In addition, there are excellent motorway links to the M62 and connecting networks.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

13'25 x 11'93 (3.96m x 3.35m)

KITCHEN/DINER

18'18 x 14'65 (5.49m x 4.27m)

LANDING

BEDROOM ONE

11'80 x 11'68 (3.35m x 3.35m)

BEDROOM TWO

11'04 x 9'62 (3.45m x 2.74m)

BEDROOM THREE

6'11" x 5'9" (2.12m x 1.76m)

BATHROOM

8'34 x 6'96 (2.44m x 1.83m)



Road Map



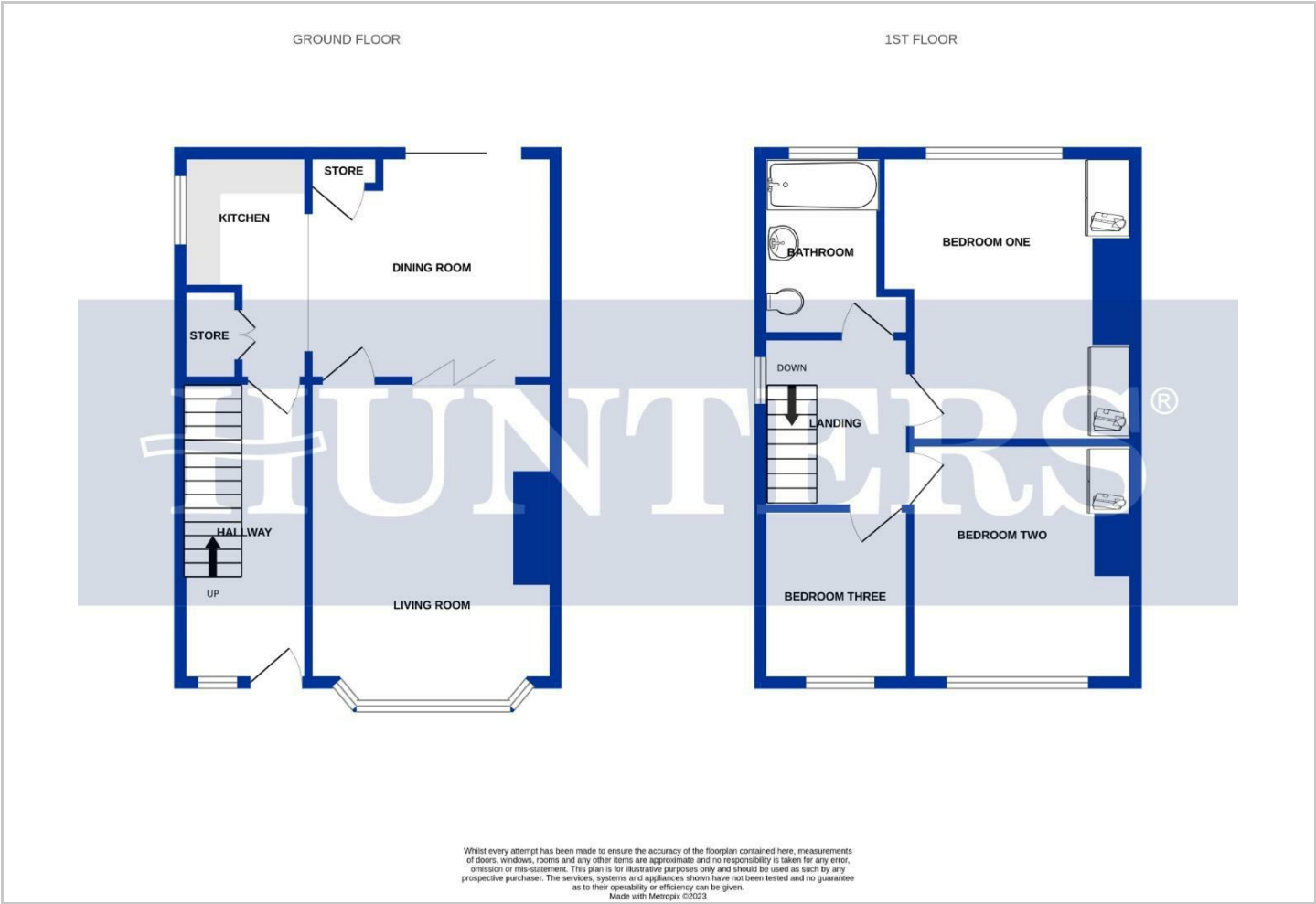
Hybrid Map



Terrain Map



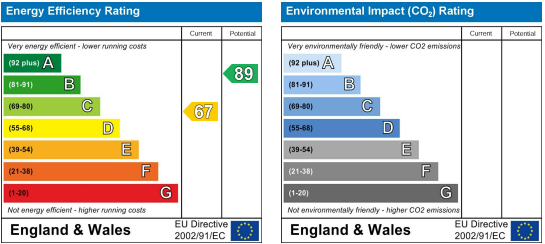
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.