



**23 Dene Road, Bradford, BD6 3PJ**

**£155,000**

- THREE BEDROOM SEMI DETACHED
- UPVC DOUBLE GLAZING
- WELL PRESENTED
- OFF-ROAD PARKING SPACE
- SECURITY ALARM SYSTEM
- GAS CENTRAL HEATING
- MODERN KITCHEN & BATHROOM
- LARGE REAR GARDEN
- POPULAR LOCATION
- EARLY VIEWING ADVISED



# 23 Dene Road, Bradford BD6 3PJ

**\*\* THREE BEDROOM SEMI DETACHED \*\* POPULAR LOCATION \*\* GAS CENTRAL HEATING & UPVC DOUBLE GLAZING \*\* OFF-ROAD PARKING \*\* LARGE REAR GARDEN \*\*** Bronte Estates are pleased to offer for sale this well presented family home in BD6. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, three Bedrooms & Bathroom. Off-road parking and gardens front & rear. Situated close to local schools, bus routes and access to the city centre & motorway networks.



Council Tax Band: A



### **Entrance Hall**

Stairs lead off to the first floor, door to the lounge, solid wood floor and a central heating radiator.

### **Lounge**

12'2 x 12'0

Polished stone fireplace with an inset living flame gas fire (currently disconnected), solid wood floor, window to the front elevation and a central heating radiator.

### **Kitchen-Diner**

15'5 x 7'3

Fitted with a modern range of base and wall units, laminated working surfaces and splash-back wall tiling. Tile effect laminate flooring, stainless steel sink & drainer, gas cooker point and plumbing for a washing machine. Understairs storage area, door to the garden and a window to the rear elevation.

### **First Floor**

Landing area with a window to the side elevation.

### **Bedroom One**

10'2 x 9'2

Window to the front elevation and a central heating radiator.

### **Bedroom Two**

9'5 x 9'1

Window to the rear elevation and a central heating radiator.

### **Bedroom Three**

6'11 x 5'5

Window to the front elevation and a central heating radiator. Currently used for storage.

### **Bathroom**

A modern, fully tiled bathroom with a feature bow fronted bath with centre taps and a shower attachment, pedestal washbasin and a low flush WC. Chrome heated towel rail, extractor and a window to the rear elevation.

### **External**

To the front is an open plan driveway with parking for one car and a lawn with mature shrubs. A path to the side leads to the rear. The

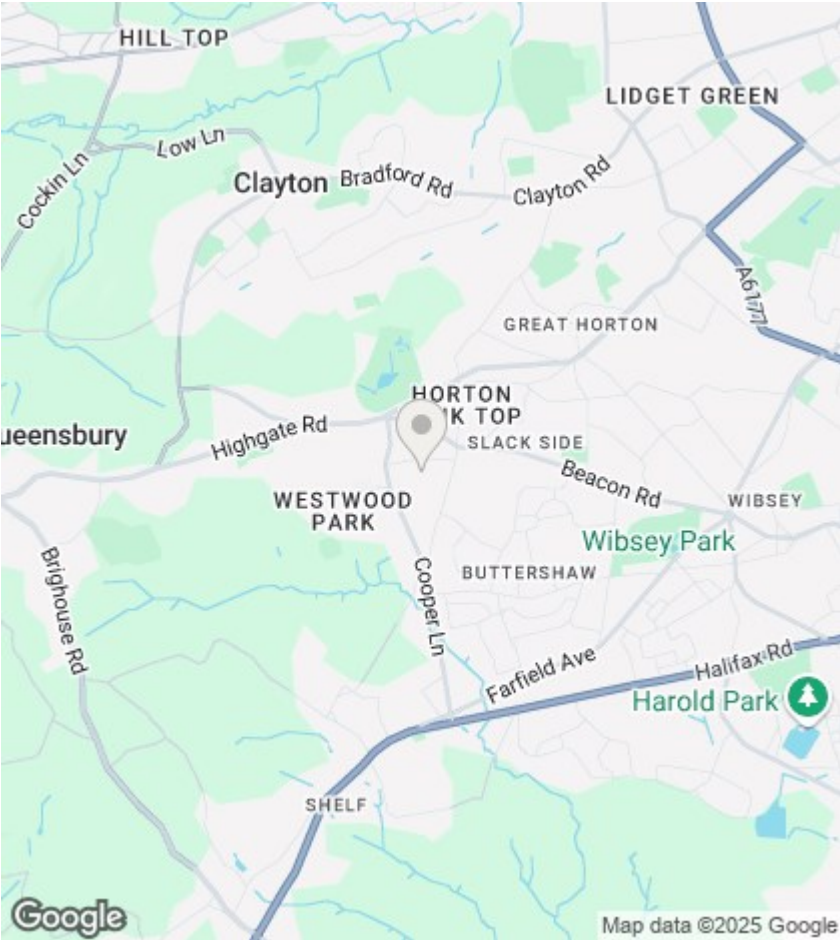
rear garden has a large paved patio seating area and a further lawn area with a fenced boundary.











Directions

Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC