












25 Denham Drive

Bradford, BD6 3FH

OFFERS IN REGION OF £199,950

-  BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME
-  QUIET CUL DE SAC LOCATION
-  ENTRANCE HALL, CLOAKS/W.C.
-  SUPERB 'WREN' DINING KITCHEN
-  LOUNGE WITH FEATURE MEDIA WALL
-  THREE BEDROOMS
-  MODERN HOUSE BATHROOM
-  PRIVATE PARKING TO THE FRONT
-  ENCLOSED SOUTH FACING REAR GARDEN



Full Description

Occupying a quiet cul-de-sac position is this beautifully presented and modern semi-detached family home. The property has been finished to a very high standard by the current owners, with quality fixtures and fittings throughout, and must be viewed to be fully appreciated. Conveniently situated close to local schools, amenities, and bus routes, the property is also within easy reach of the M606 and M62 motorways, making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: entrance hall, cloaks/W.C., modern 'Wren' dining kitchen, lounge with a feature media wall, three bedrooms, and a modern house bathroom. Externally, there is a driveway to the front providing private parking, and an enclosed garden to the rear.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and doors lead to the cloaks/W.C. and dining kitchen.

CLOAKS/W.C.

Fitted with a two piece white suite which comprises of a low flush W.C. and wash basin. Features complementary vinyl flooring.

DINING KITCHEN

13' 3" x 11' 6" (4.04m x 3.51m)

This impressive Wren kitchen features a range of modern wall and base units with complementary work surfaces, coordinating up-stands, and an inset quartz sink with a mixer tap and drainer. A substantial island incorporates additional storage cupboards, a

built-in wine rack, and seating. There is a range of integrated appliances including a fridge/freezer, dishwasher, electric oven, and gas hob with a contemporary glass splashback and a chimney-style extractor. Additional features include wood-effect laminate flooring and inset spotlights to the ceiling. A door leads through to the lounge.

LOUNGE

13' 6" x 11' 8" (4.11m x 3.56m)

The focal point of this room is an impressive media wall which incorporates shelving, lighting and a striking electric fire. There is also a useful built-in storage cupboard and French doors leading out to the rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the modern house bathroom. There is an access point to a partially boarded loft via a drop-down ladder.

BEDROOM ONE

12' 10" x 9' 7" (3.91m x 2.92m)

Spacious double room with a built-in storage cupboard and fitted wardrobes which provide plentiful storage.

BEDROOM TWO

9' 8" x 8' 5" (2.95m x 2.57m)

Double room.



BEDROOM THREE

6' 8" x 5' 11" (2.03m x 1.8m)

Single room.

BATHROOM

8' 3" x 5' 3" (2.51m x 1.6m)

Fitted with a modern three-piece white suite comprising a bath with shower over and glass screen, low-flush W.C., and wash basin. Features include part-tiled walls, a heated towel radiator, and inset spotlights to the ceiling.

EXTERIOR

To the front of the property, there is a driveway providing private parking, along with an outside tap and electric power point. To the rear, there is an enclosed South facing garden featuring a lawn, paved and decked patio areas, and a garden shed.

ADDITIONAL INFORMATION

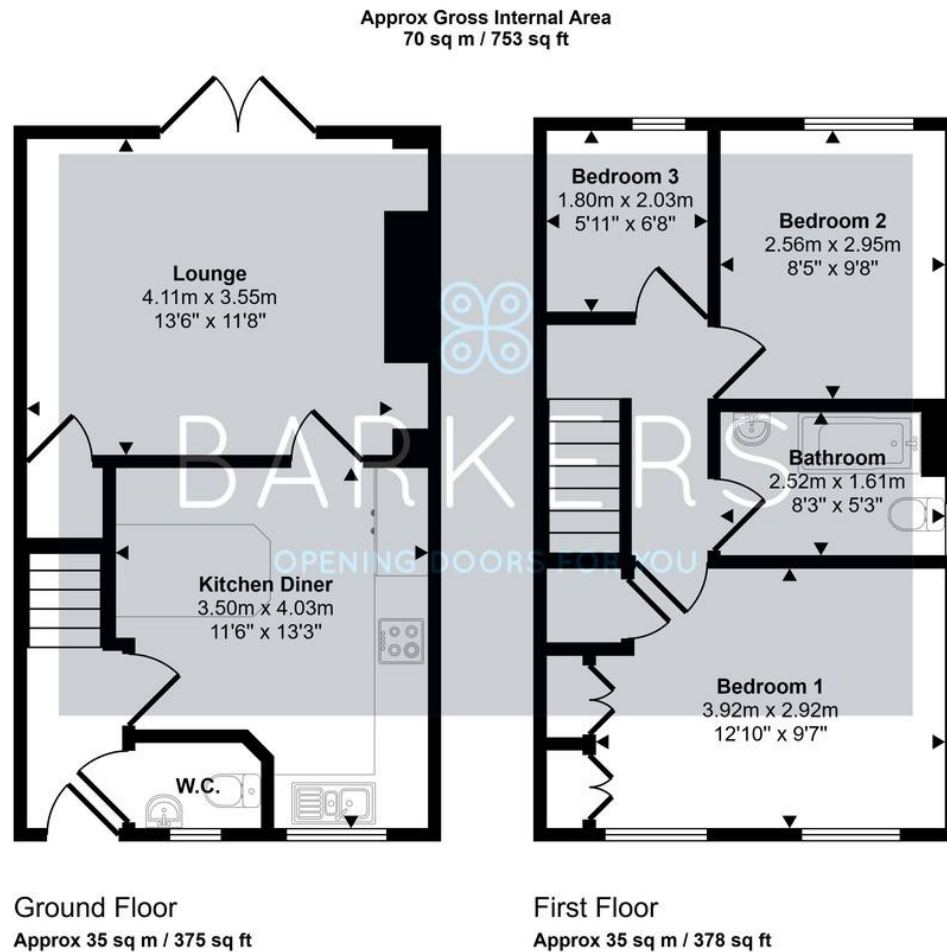
Council tax band - B

Tenure - Leasehold

999 year lease from 2017

£125 per year ground rent





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements