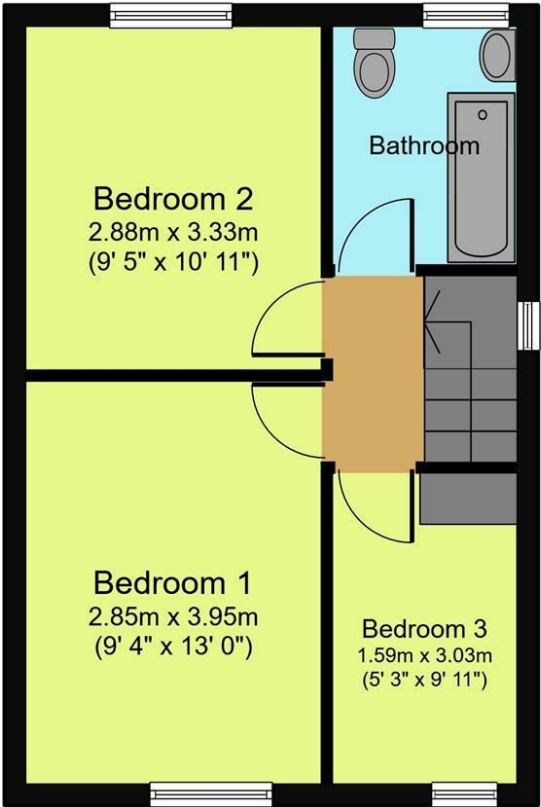


Ground Floor

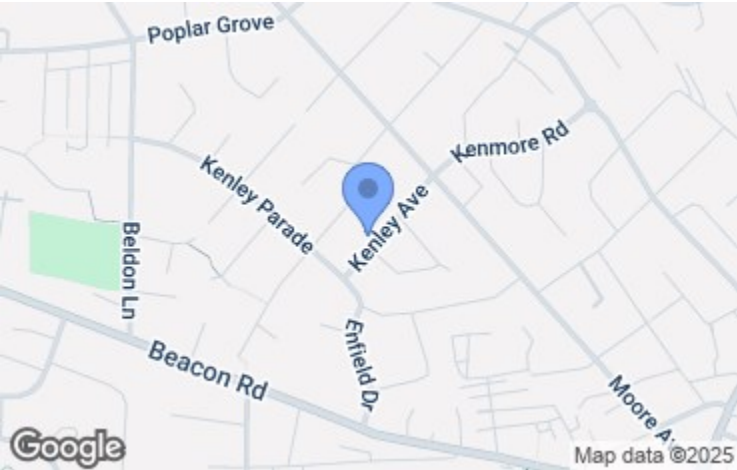


First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	74
England & Wales	EU Directive 2002/91/EC	



Directions

See mapping.



Viewing arrangements

Strictly by appointment through WW Estates  
01274 693737  
wibsey@wwestateagents.com

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Kenley Avenue, Bradford, BD6 3JB  
Offers In Excess Of £180,000





Kenley Avenue, Bradford, BD6 3JB

 1  3  1

Three Bedrooms \*\*\* Potential To Extend STPP  
\*\*\* Driveway \*\*\* Sought After Location Close  
To Local Shops And Amenities. Welcome to this  
charming three-bedroom semi-detached house  
located on the highly desirable Kenley Avenue  
in Bradford. This property offers a perfect blend  
of comfort and potential, making it an ideal  
choice for families or first-time buyers.

As you enter the home, you are greeted by a  
welcoming entrance hall that leads into a  
spacious lounge, perfect for relaxing or  
entertaining guests. The heart of the home is  
the well-appointed kitchen/diner, featuring  
fitted wall and base units, a free-standing  
cooker, and space for your appliances. This area  
is designed for both functionality and family  
gatherings, providing a warm and inviting  
atmosphere.

Upstairs, you will find three generously sized  
bedrooms, two of which come with fitted  
wardrobes, offering plenty of storage space. The  
family bathroom is conveniently located and  
includes a bath with a shower over, a low-level

WC, and a hand wash basin, ensuring all your  
needs are met.

Outside, the property boasts a driveway for off-  
street parking, along with front and rear  
gardens that provide a lovely outdoor space for  
children to play or for you to enjoy some fresh  
air. There is also potential to extend the  
property, subject to planning permission,  
allowing you to tailor the home to your specific  
needs.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Three bedroom semi-detached property in highly  
desirable location.

Rating authority  
Borough Council Tax Band B

Services  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME  
BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates  
introduce to Altogether Financial Solutions Ltd, who are authorised and regulated  
by the Financial Conduct Authority.

Tenure  
Freehold