



**Denbrook Avenue, Bradford BD4 0QN**

**welcome to**

**Denbrook Avenue, Bradford**

This semi-detached home on Denbrook Avenue features a driveway, three bedrooms, a modern kitchen, and a spacious living room. A rear garden adds the perfect outdoor touch to this stylish and practical home.





## Property Information

This semi-detached property on Denbrook Avenue offers a perfect blend of comfort and practicality. Featuring a private driveway, it ensures convenient off-street parking. Inside, three well-proportioned bedrooms provide ample space for family living. The home boasts a modern kitchen, thoughtfully designed with stylish finishes and contemporary appliances. A large living room serves as the heart of the home, ideal for both relaxation and entertaining. To the rear, a well-maintained garden offers a peaceful outdoor retreat, perfect for enjoying fresh air or hosting gatherings.

## Lounge

21' 6" max x 15' 2" max ( 6.55m max x 4.62m max )

The cozy lounge features laminate flooring, a double-glazed window to the front that fills the space with natural light, a sturdy PVC door, and a radiator to keep the room warm and inviting.

## Kitchen Diner

18' max x 17' 3" max ( 5.49m max x 5.26m max )

The spacious kitchen diner boasts a range cooker as its centerpiece, complemented by an integrated fridge for seamless storage. Flooded with natural light from two Velux windows, the room also features French doors to the rear, opening onto outdoor space. Practical elements include plumbing for a washer and dryer, a radiator for warmth, and tiled flooring. A double-glazed window to the rear enhances insulation, while under stair storage offers additional convenience.

## Landing

The landing is finished with laminate flooring, providing a modern and durable touch. A frosted double-glazed window to the side allows natural light while ensuring privacy, and stairs lead down to the ground floor, creating a seamless flow between levels.

## Bedroom One

11' 5" max x 10' 8" max ( 3.48m max x 3.25m max )

Bedroom One showcases charming exposed beams, adding character to the space, while carpeted flooring enhances comfort. Spotlights provide modern lighting, and fitted wardrobes offer sleek storage solutions. A radiator ensures warmth, while a double-glazed window to the front invites natural light while maintaining insulation.

## Bedroom Two

10' 8" max x 9' 8" max ( 3.25m max x 2.95m max )

Bedroom Two features laminate flooring, offering a modern and durable finish. Designed to accommodate a double bed, the space is both practical and inviting. A double-glazed window to the rear allows natural light while enhancing insulation, and a radiator ensures warmth for year-round comfort.

## Bedroom Three

8' 4" max x 7' 4" max ( 2.54m max x 2.24m max )

Bedroom Three is designed for a single bed, offering a cozy and functional space. A double-glazed window to the rear provides excellent insulation while showcasing far-reaching views, making this room a peaceful retreat.

## Bathroom

6' 6" max x 5' 6" max ( 1.98m max x 1.68m max )

The bathroom features spotlights that enhance the space with illumination. A frosted double-glazed window to the front ensures privacy while allowing natural light to filter in. The space is fully finished with tiled flooring and walls, creating a clean, modern aesthetic. Practical additions include a low-flush WC, a shower over the bath for convenience, and a heated towel rail for added luxury. An extractor fan maintains freshness, while underfloor heating enhances warmth for an indulgent feel.

## External

The rear garden offers a blend of patio and lawn, creating a perfect space for relaxation or entertaining, all while enjoying far-reaching views. To the front, parking on the driveway provides convenient access, with a gate to the rear ensuring practicality and ease of movement.



**view this property online** [williamhbrown.co.uk/Property/PDY115521](http://williamhbrown.co.uk/Property/PDY115521)



**welcome to**

## **Denbrook Avenue, Bradford**

- 3 bedrooms
- Driveway
- Rear garden with far reaching views
- Modern kitchen
- Large living area

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £190,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PDY115521](http://williamhbrown.co.uk/Property/PDY115521)



Property Ref:  
PDY115521 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**