

# Peter David

# Properties Ltd

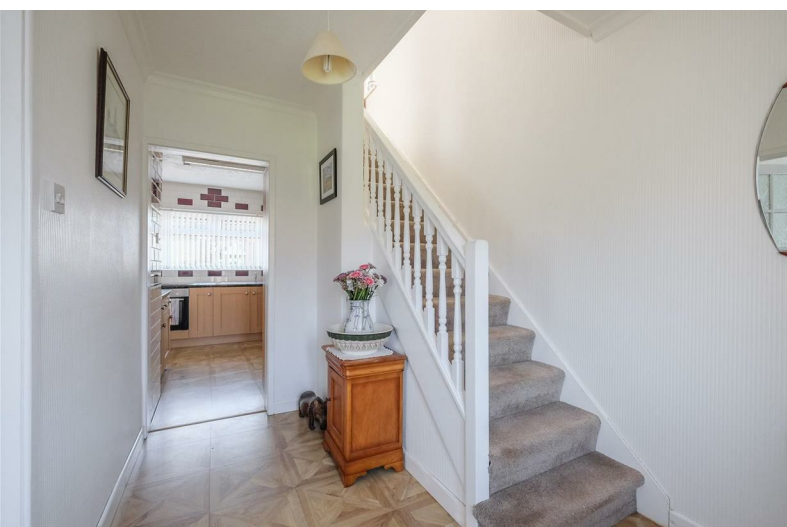
Residential Sales and Lettings



## 23 Fenwick Drive

Bradford, BD6 2NQ

Offers Over £175,000





# 23 Fenwick Drive

, Bradford, BD6 2NQ

## Offers Over £175,000



Fully booked for viewings.

Nestled on Fenwick Drive in Bradford, this charming semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property is presented to a high standard throughout, ensuring a welcoming atmosphere from the moment you step inside.

The open plan living and dining area is a standout feature, providing a versatile space for both relaxation and entertaining. Natural light floods the room, creating a warm and inviting environment. The well-designed layout allows for easy movement between the living and dining spaces, making it ideal for family gatherings or hosting friends.

Outside, the property boasts ample off-road parking, with a driveway at the front and another at the rear, complemented by an integral garage for added convenience. The gardens to both the front and rear offer a lovely outdoor retreat, perfect for enjoying the fresh air or tending to your plants.

Situated in an ideal location, this home is close to local schools and amenities, making it a practical choice for families. With its spacious interiors and excellent outdoor space, this semi-detached house on Fenwick Drive is a wonderful opportunity for those looking to settle in a friendly neighbourhood. Don't miss the chance to make this lovely property your new home.

**\*\*This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\***

### Entrance Hallway

A spacious entrance hall leading into the home providing access to the living space.

### Open Plan Living Room

Overlooking the front and rear of the home, the living room has a dual fuel feature fireplace and a light and neutral colour scheme. The room has a dual aspect with views over the front and rear gardens and there is plenty of space for sofas and a dining table.

### Kitchen

With ample work surface and storage space, the kitchen overlooks the rear of the home and provides external access to the rear garden. With high quality wooden flooring, base and wall units, a built in oven and hob, space for a washing machine and understairs storage, the kitchen offers a practical space.

### W/c

With a w/c and hand basin, the room is accessed from the kitchen.

### Garage

An integral garage with a door leading into the home as well as an external up and over garage door providing access to the driveway. Ideal for parking and storage space as well as useful utility space.

### Bedroom One

A double bedroom with fitted wardrobes overlooking the front of the home.

### Bedroom Two

A double bedroom overlooking the rear of the home with built in storage.

### Bedroom Three

A well sized third bedroom which offers more room than average for a room of this type.

## Bathroom

With a walk in shower, w/c, hand basin with storage space and a heated towel rail, the bathroom is tastefully tiled throughout having been updated in recent years.

## External

The property is set back from the road behind a lawned front garden and driveway. To the rear is a paved driveway and low maintenance garden space.

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Directions

For Satnav please use the postcode BD6 2NQ

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Peter David Properties

Front Ground

Garage  
10'7" x 17'11"

Lounge  
12'8" x 22'2"

Kitchen  
15'3" x 10'11"

Dining

W/C

1st Floor

Bed 3  
9'2" x 8'10"

Bedroom 1  
11'0" x 12'0"

Bedroom 2  
12'2" x 10'5"

Bathroom  
8'0" x 5'7"

BD6 2NQ

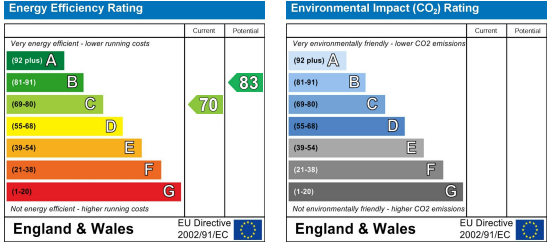
Internal - 1097ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.