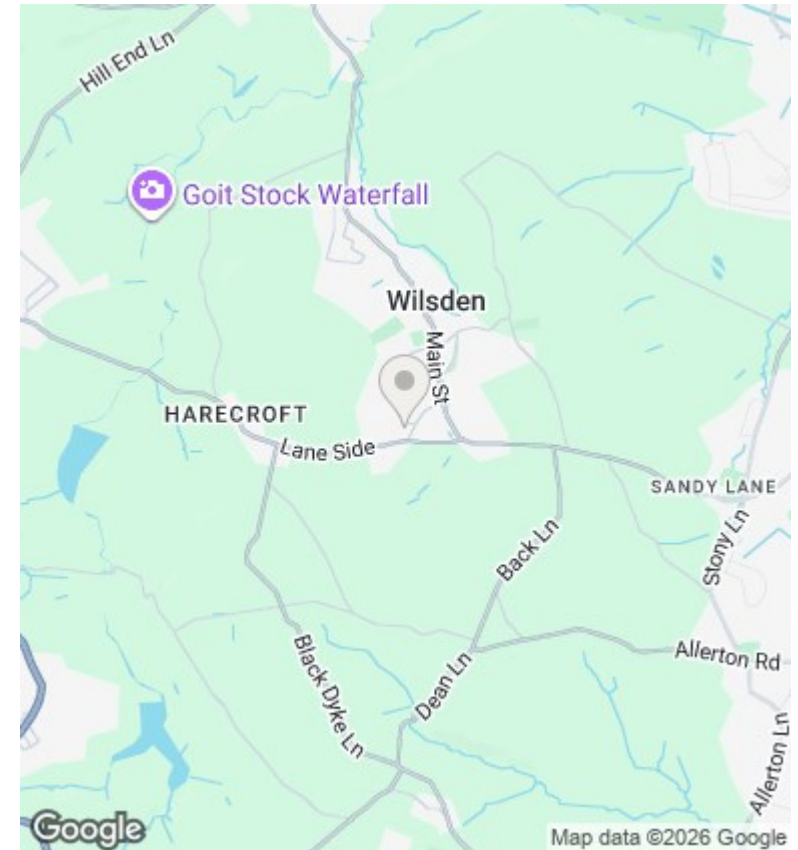
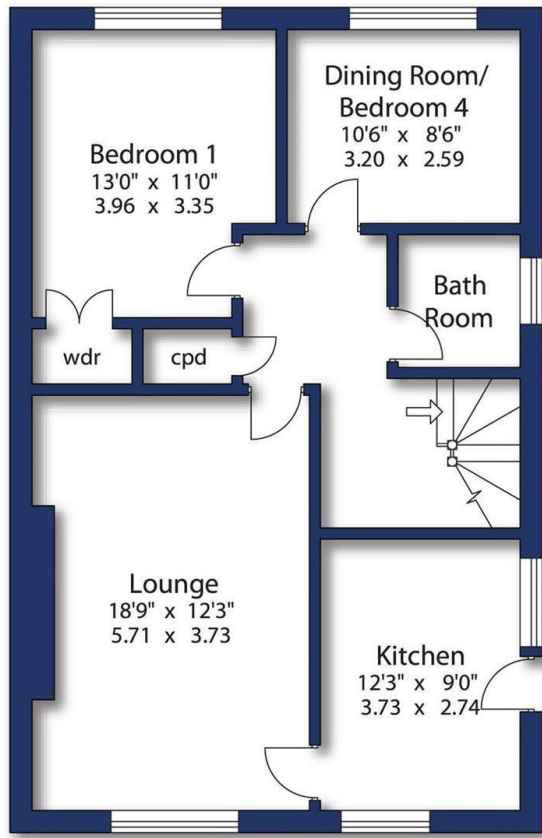




## 7 Derwent Avenue, Wilsden, Bradford, BD15 0LY

£265,000

- FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW
- SHARED DRIVEWAY TO THE SIDE
- POTENTIAL TO UPDATE/MODERNISE
- ARRANGE YOUR VIEWING NOW!
- PLANNING APPROVED FOR FRONT DORMER
- GARAGE WITH NEW ELECTRIC REMOTE DOOR
- DESIRABLE LOCATION
- WELL PROPORTIONED REAR GARDEN
- SPACIOUS LIVING ROOM
- GAS CH & UPVC DG



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	