



**Denbrook Avenue, Bradford BD4 0QN**



**welcome to**

**Denbrook Avenue, Bradford**

Modern fitted kitchen with integrated appliances. Spacious reception room and fitted bathroom. Driveway to detached garage. Private, enclosed rear garden. Perfect for families or first-time buyers!



### **Hallway**

Door to the front, with access to the upper floor.  
With gas central heating radiator.

### **Lounge**

22' 1" x 11' 11" into recess ( 6.73m x 3.63m into recess )  
With window to the front and two gas central heating radiators.

### **Kitchen**

12' 1" x 8' 5" ( 3.68m x 2.57m )  
Fitted kitchen with a range of wall and base units.  
Also with integrated appliances, such as microwave and oven. With window to the rear.

### **Bedroom One**

11' 11" x 10' 11" ( 3.63m x 3.33m )  
With window to the front and gas central heating radiator.

### **Bedroom Two**

10' 5" x 9' 5" ( 3.17m x 2.87m )  
With window to the rear and gas central heating radiator.

### **Bedroom Three**

8' 7" x 7' 1" ( 2.62m x 2.16m )  
With window to the rear and gas central heating radiator.

### **Bathroom**

Fitted three piece suite comprising of a panel bath, shower, wash hand basin and W/C. With heated towel rail.

### **Outside**

With driveway and detached garage to the side and rear. Garden to the front and enclosed garden to the rear.



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welcome to

## Denbrook Avenue, Bradford

- Modern fitted kitchen
- Integrated kitchen appliances
- Detached garage
- Enclosed rear garden
- £200,000

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

offers over  
**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF116937 - 0003

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