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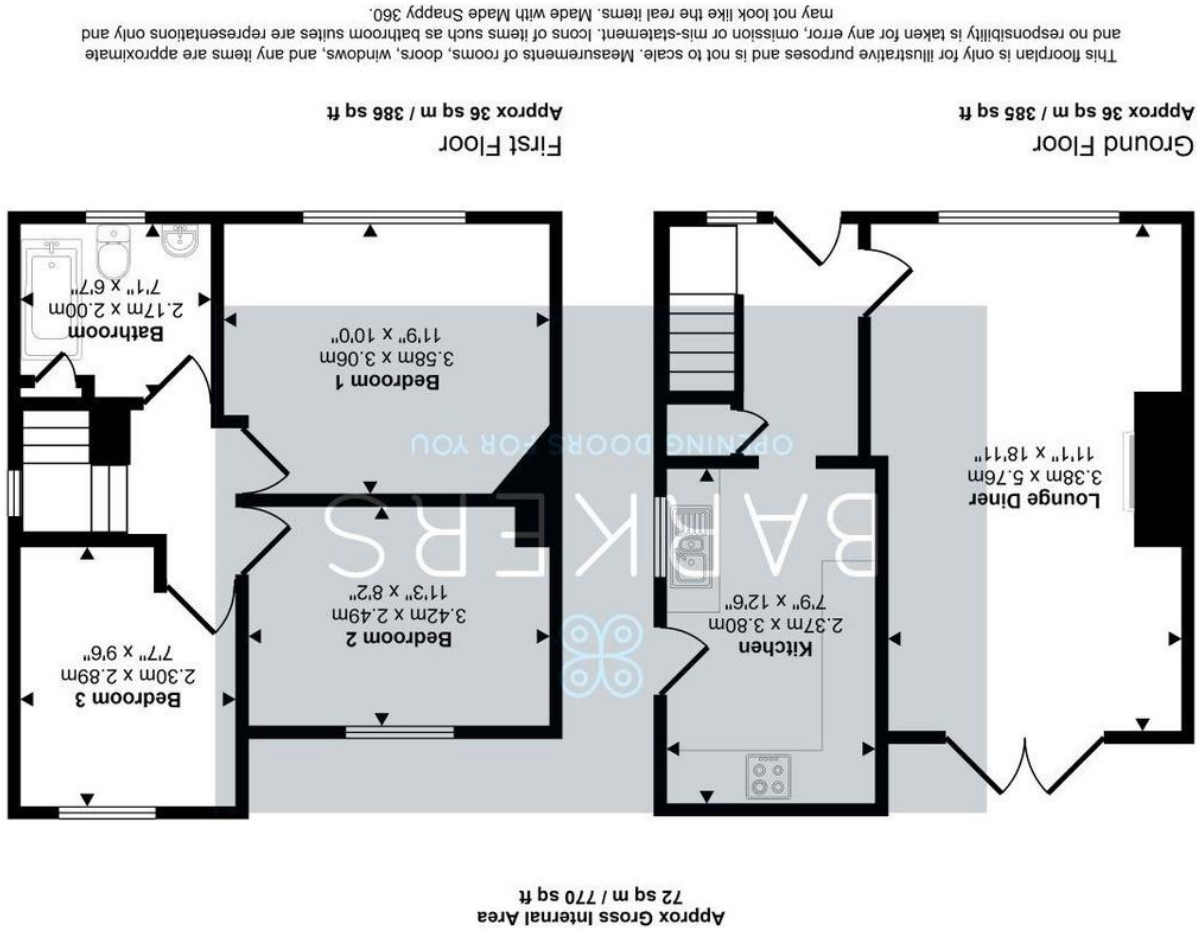
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17 Denbrook Crescent

Bradford , BD4 0QL

£210,000

- 3 BEDROOM SEMI-DETACHED

LARGE REAR GARDEN

THREE GENEROUS BEDROOMS

FAMILY BATHROOM

DETACHED GARAGE
- IDEAL FAMILY HOME

MODERN KITCHEN

LOUNGE/DINER



Full Description

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for families, first-time buyers, or those looking to upsize. The property benefits from off-street parking via a private driveway and a detached garage, providing ample parking and storage solutions.

Internally, the accommodation comprises a welcoming entrance hallway, a generous lounge diner featuring patio doors that open onto the rear garden, and a modern fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property boasts a large rear garden, offering excellent space for outdoor entertaining, family activities, or simply relaxing. Combining spacious living accommodation with practical features and generous outdoor space, this attractive home is sure to appeal to a wide range of buyers.

Council Tax Band- B

Tenure- Freehold

ENTRANCE HALLWAY

A spacious and welcoming entrance hallway featuring recently installed laminate flooring, providing access to the staircase, lounge, and kitchen. The layout creates an inviting first impression and offers excellent flow throughout the ground floor.

LOUNGE/DINER

18' 11" x 11' 1" (5.77m x 3.38m)

A spacious and well-presented lounge featuring attractive laminate flooring and a charming log-burning fire, creating a warm and inviting focal point. The room offers ample space for both comfortable seating and a dining table to the rear, making it ideal for family living and

entertaining. Patio doors provide direct access to the rear garden, allowing plenty of natural light to flood the room.

KITCHEN

12' 6" x 7' 9" (3.81m x 2.36m)

A modern fitted kitchen featuring a range of wall and base units complemented by attractive wood-effect worktops and laminated flooring. The kitchen is equipped with an electric oven and four-ring gas hob, with designated space for both a washing machine, space for a tumble dryer and dishwasher. A side door provides convenient access to the driveway, making this a functional and well-designed space for everyday living.

FIRST FLOOR

Benefitting from three bedrooms, family bathroom and loft access

MASTER BEDROOM

11' 9" x 10' (3.58m x 3.05m)

A spacious master double bedroom featuring a fitted carpet and a large window that allows plenty of natural light to fill the room. The generous proportions provide ample space for a range of bedroom furniture..

BEDROOM TWO

11' 3" x 8' 2" (3.43m x 2.49m)

A well-proportioned double bedroom featuring a fitted carpet and a window providing plenty of natural light. The room offers ample space for a double bed and additional bedroom furniture, making it a comfortable and versatile space.

BEDROOM THREE

9' 6" x 7' 7" (2.9m x 2.31m)

A double bedroom with a fitted carpet and bright window aspect,



creating a light and welcoming atmosphere. The room provides excellent space for a range of bedroom furniture, offering both comfort and practicality.

BATHROOM

7' 1" x 6' 7" (2.16m x 2.01m)

A modern family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, WC. The room benefits from tiled walls and flooring, creating a stylish and practical finish that is easy to maintain.

GARDEN

To the rear, the property benefits from a generously sized two-tier lawned garden, providing an excellent outdoor space for families, entertaining, or relaxing. The garden offers plenty of room for a variety of uses and enjoys a pleasant open feel.

GARAGE

Detached garage with up and over door, offering secure parking and practical storage space, with potential for a variety of uses to suit individual requirements.

Tenure - Freehold

Council tax band - B

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

