Hamilton Bower
ESTATE AGENT










## 21 Denham Drive, Wibsey, Bradford, Bradford, BD6 3FH
## £1,035 Per Month

HAMILTON BOWER are pleased to offer TO LET this well-presented TWO BEDROOM SEMI-DETACHED PROPERTY with off-street parking located on a pleasant development in Bradford - BD6. Well-presented throughout, with two double bedrooms, breakfast kitchen, and off-street parking, we expect this property to be popular. Internally comprising; entrance, breakfast kitchen, lounge, wc, two double bedrooms, bathroom and loft. Externally the property has a driveway to the front and an enclosed, private garden to the rear complete with decking. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Breakfast Kitchen





Well-presented breakfast kitchen to the front of the property with access to the WC and lounge.
Fitted with a good range of matching shaker style units with complementary worktops and tiled splashbacks.
Appliances include - fridge/freezer, gas hob with overhead extractor, oven/grill, dishwasher and sink with drainer.
The kitchen offers space for a breakfast table with chairs as seen.

### Lounge






Lounge to the rear of the property with a view and french doors to the garden.
With a fitted entertainment unit offering electric LED fireplace, shelving and space for a large television.
The lounge can accommodate a good-sized L-shaped sofa as seen.

### WC



Ground floor WC with wash basin and towel rail.

## FIRST FLOOR

### Primary Bedroom




Primary bedroom with a view to the front of the property and space for a large bed, side tables and wardrobes.

### Bedroom




Second double bedroom, with a view to the rear of the property and space for a large bed, side tables and wardrobes.
The bedroom also offers a storage cupboard above the bulk-head.

### Bathroom



Bathroom to the centre of the first floor with matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

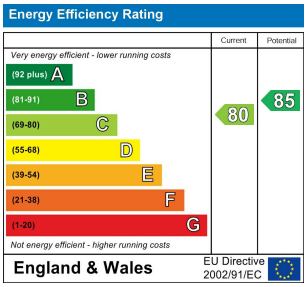
## EXTERNAL

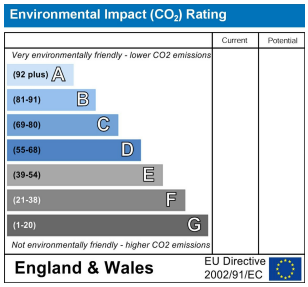


### Garden




Garden to the rear of the property accessible via the french doors from the lounge.
With decking leading from the property, a central lawn, and boundary fencing offering good privacy.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
80
85
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
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