



1 Kenmore Road, Wibsey, Bradford, BD6 3JF
Asking Price £260,000

A splendid THREE BEDROOM SEMI DETACHED family home ideally located in this popular area in BD6. The property benefits from generously sized rooms, a good quality finish and ample off road parking and would suit a variety of potential purchasers.

EPC RATING - C

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE HALLWAY

Bright and airy entrance area with laminate flooring, a central heating radiator, external door with glazed surround and a double glazed window. Door to cellar.

LOUNGE

Bay fronted lounge with feature stained glass set within double glazed units to the front. Ceiling cornice, a central heating radiator and splendid closed fronted gas fire set within a decorative surround.

DINING ROOM

A second large reception room, currently utilised as a dining room to the rear of the property. Again there is a bay with double glazed window, central heating radiator, laminate flooring and a gas fire set within a feature surround.

KITCHEN

Modern fitted kitchen in white comprising of a range of wall and base units in high gloss to three sides with a contrasting work surface over which incorporates a stainless steel sink and mixer tap. Integrated appliances include a fridge, dishwasher and an electric oven with induction hob and extractor over. Double glazed window, central heating radiator, laminate flooring and door to the rear porch.

REAR PORCH

Useful storage area.

CELLAR

A vast cellar area covering the full footprint of the property and accessed from the hallway with another door to the rear garden, provides fabulous storage options with heating and electricity supply. The space has the potential to be converted to a more useable space.

FIRST FLOOR

LANDING

Landing area with a double glazed window and loft access.

BEDROOM

The primary bedroom has a range of fitted wardrobes, a double glazed window with inset stained glass set to a bay and a central heating radiator.

BEDROOM

A second double bedroom, this one to the rear with a double glazed window and a central heating radiator.

BEDROOM

A good size third bedroom with a double glazed window and a central heating radiator.

BATHROOM

Excellent bathroom fitted with a hand wash basin on a vanity unit, a bath and separate shower enclosure with curved glass screened doors. Vinyl flooring, a double glazed window and central heating radiator.

WC

Low flush wc, vinyl flooring, a central heating radiator and double glazed window.

EXTERNAL

The property sits on a good size plot with a long drive way leading to a garage which provides ample off road parking and storage options. To the rear there is a pleasant enclosed garden with paved and decking areas providing a pleasant space to entertain and enjoy the outdoors. To the front, further patio and lawn.

