



32 Denham Drive, Wibsey, Bradford, West Yorkshire, BD6 3FH
Asking Price £189,950

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE BEDROOM SEMI-DETACHED PROPERTY located in Wibsey, Bradford.

With off-street parking, a good-sized garden to the rear, and within close proximity to local schools, we expect this property to be popular with family/first-time buyers seeking a home in the area. Internally comprising; entrance, lounge, dining kitchen, WC, two double bedrooms and a single, bathroom and loft. Externally the property has a good-sized garden to the rear, and a double driveway to the front. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



Spacious dining kitchen to the front of the property with access through to the living room.

Fitted with a good range of matching units with complementary worktops and upstands.

Appliances - integrated fridge/freezer, gas hob with overhead extractor, oven/grill, dishwasher, sink with drainer, free-standing washing machine.

The kitchen offers ample room for a dining table with chairs as seen.

Living Room



Good-sized living room to the rear of the property with accompanying storage cupboard and double doors to the garden.

Offering ample room for a two-piece suite with a coffee table.

WC

Ground floor WC with wash basin and frosted window leading off the entrance hall.

FIRST FLOOR

Primary Bedroom



Double-fronted primary bedroom to the front of the property with accompanying storage cupboard.

Offering ample room for a large bed with side tables and wardrobes.

Bedroom



Second bedroom, a further double with a view to the rear of the property.

Offering ample room for a double bed with side tables and wardrobes.

Bedroom



Third bedroom, a single room with a view to the rear of the property.

Offering ideal use as a dressing room as seen, or for a child's bedroom or home office.

Bathroom



House bathroom with laminate flooring and frosted window to the side of the property.

With a matching three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Rear



Good-sized garden to the rear of the property with access from the side or via the double living room doors.

With a patio area leading from the property, a central lawn, and a pebbled seating area to the lower end.

Front

Double driveway to the front of the property with central path leading to the front door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	