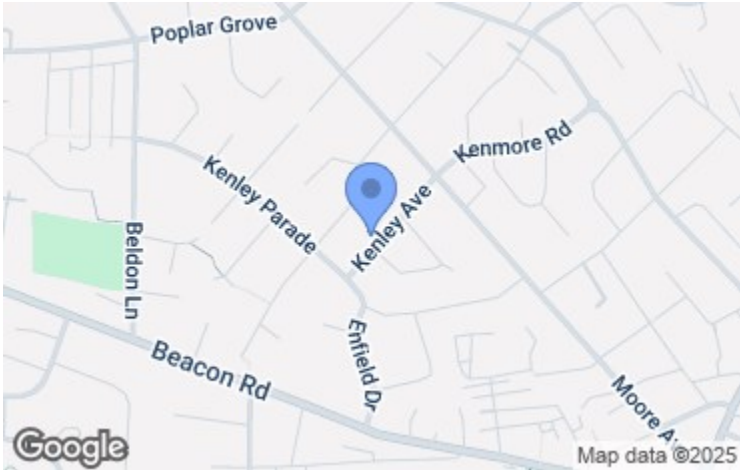




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com

Directions

See mapping.

Kenley Avenue, Bradford, BD6 3JB
Offers In Excess Of £180,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Kenley Avenue, Bradford, BD6 3JB

 1  3  1

Three Bedrooms *** Potential To Extend STPP
*** Driveway *** Sought After Location Close
To Local Shops And Amenities. Welcome to this
charming three-bedroom semi-detached house
located on the highly desirable Kenley Avenue
in Bradford. This property offers a perfect blend
of comfort and potential, making it an ideal
choice for families or first-time buyers.

As you enter the home, you are greeted by a
welcoming entrance hall that leads into a
spacious lounge, perfect for relaxing or
entertaining guests. The heart of the home is
the well-appointed kitchen/diner, featuring
fitted wall and base units, a free-standing
cooker, and space for your appliances. This area
is designed for both functionality and family
gatherings, providing a warm and inviting
atmosphere.

Upstairs, you will find three generously sized
bedrooms, two of which come with fitted
wardrobes, offering plenty of storage space. The
family bathroom is conveniently located and
includes a bath with a shower over, a low-level

WC, and a hand wash basin, ensuring all your
needs are met.

Outside, the property boasts a driveway for off-
street parking, along with front and rear
gardens that provide a lovely outdoor space for
children to play or for you to enjoy some fresh
air. There is also potential to extend the
property, subject to planning permission,
allowing you to tailor the home to your specific
needs.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom semi-detached property in highly
desirable location.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME
BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates
introduce to Altogether Financial Solutions Ltd, who are authorised and regulated
by the Financial Conduct Authority.

Tenure
Freehold