



Plot 1, Wellgarth Gardens, Off Halifax Road, Bradford, BD6 2UG

Robert Watts Land and New Homes offer for sale this exciting small development of only THREE houses. Consisting of ONE DETACHED and TWO SEMI DETACHED. Situated off Halifax Road and occupies a cul de sac position with a good commute to both Bradford and Halifax.

Detached: Built to offer a modern contemporary feel over 3 levels, with ground floor with integral garage, office/multi purpose room, utility and shower room with toilet. First floor with lounge and a well equipped fitted kitchen and top floor with three bedrooms, house bathroom and en suite to master bedroom. Gardens and parking to the outside with electric charging points with additional benefits include solar panels. Do not miss out on this select site.

Guide Price £255,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

Plot 1, Wellgarth Gardens, Off Halifax Road, Bradford, BD6 2UG

GROUND FLOOR

ENTRANCE HALLWAY

INTEGRAL GARAGE 16' x 9' (4.88m x 2.74m)

SHOWEROOM

OFFICE/PLAY ROOM 10'x 8' (3.05m x 2.44m)

"multi purpose" room at the back of the garage and can be used for a variety of uses

UTILITY ROOM

FIRST FLOOR

Landing area with store cupboard and stairs to second floor

LOUNGE 14'8" x 10' (4.47m x 3.05m)

With Juliet balcony

DINING KITCHEN 17' x 10' (5.18m x 3.05m)

With patio doors leading to the garden. The kitchen will have a selection of wall and base units, worktops incorporating breakfast bar, sink and drainer, oven, hob and extractor. Integrated Fridge freezer and slim line dishwasher

MASTER BEDROOM 14' x 11' (4.27m x 3.35m)

EN SUITE

Shower cubicle, sink and W.C

BEDROOM TWO 10' x 9'5" (3.05m x 2.87m)

BEDROOM THREE 10' x 7' (3.05m x 2.13m)

BATHROOM

Three piece suite

OUTSIDE

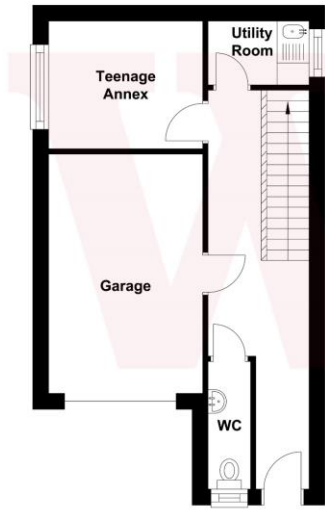
Open to the front, driveway to side and gardens to the rear

PLEASE NOTE The images, floor plans, measurements and information provided is to be used for guidance only and is subject to change. Any interested party is advised to seek full clarification before proceeding.

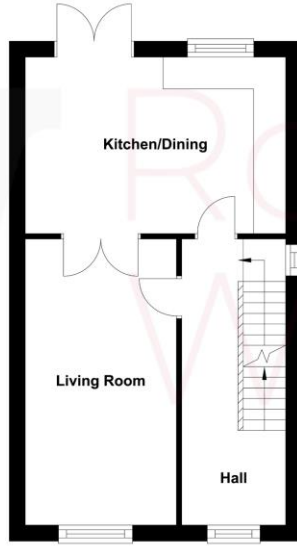
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Second Floor

