



12 Gipsy Street, Thornbury, Bradford, BD3 7AW

EXTENDED semi-detached currently providing THREE / FOUR BEDROOM accommodation with TWO BATH / SHOWER ROOMS – Occupying an enviable LARGER THAN AVERAGE PLOT with clear potential to further extend or develop subject to necessary permissions. Forming part of this ever popular locality handy for local amenities and offers access to both Leeds (Pudsey) and Bradford. Contact Robert Watts to arrange YOUR VIEWING today.

£180,000

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BUYER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 15'5" (4.7) x 10'9" (3.28) plus recess

Providing access to extension room

RECEPTION ROOM / GROUND FLOOR BEDROOM 9'4" x 8'9" (2.84m x 2.67m)

Providing access to wet room

WET ROOM Shower area, WC and wash basin

KITCHEN 12'6" x 8'6" (3.8m x 2.6m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - understairs store

REAR HALL Useful store room

LANDING

BEDROOM1 9'5" (2.87) x 9'6" (2.9) plus robes

Built in ward robes

BEDROOM 2 10'9" x 8' (3.28m x 2.44m)

BEDROOM 3 8'7" x 7' (2.62m x 2.13m)

BATHROOM Three piece white suite, over bath shower, part tiled walls

OUTSIDE Envious, larger than average plot with clear potential for further extension or development - subject to necessary permissions. Dropped kerb with potential to create off road parking

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.





Total Area: 85.6 m² ... 921 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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