



1 Auckland Road, Wibsey, Bradford, BD6 3AT

**** OFFERED WITH NO CHAIN ** MUST BE VIEWED ****

Plenty of potential! A detailed inspection is strongly advised for this END TOWN HOUSE which has been tastefully decorated throughout and carpets laid. Briefly comprising: lounge, dining kitchen, TWO DOUBLE BEDROOMS and house bathroom. Sat on a good size plot just off Moore Avenue, there are pleasant gardens to front and rear with recently laid block paved drive to the oversized garage. Well placed for commute and many amenities near by. **BOOK YOUR VIEWING TODAY**

£190,000

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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

1 Auckland Road, Wibsey, Bradford, BD6 3AT

ENTRANCE PORCH

Leading to vestibule

LOUNGE 14'1" (4.3) x 12'8" (3.86) plus bay

Tastefully decorated with feature fire surround housing wood burner stove (serviced yearly).

DINING KITCHEN 14'1"x 12' (4.3mx 3.66m)

Fitted kitchen incorporating a range of wall and base units. Worktops, stainless steel sink unit and space for range cooker. Plumbing for washer and useful under stair store area

REAR PORCH

BEDROOM ONE 13'11" x 12'10" (4.24m x 3.9m)

Large double bedroom

BEDROOM TWO 12'1" x 7'10" (3.68m x 2.4m)

Built in wardrobes and over stair store cupboard

BATHROOM

Modern three piece white suite with electric shower over bath. Part tiled walls and tile effect laminate floor

OUTSIDE

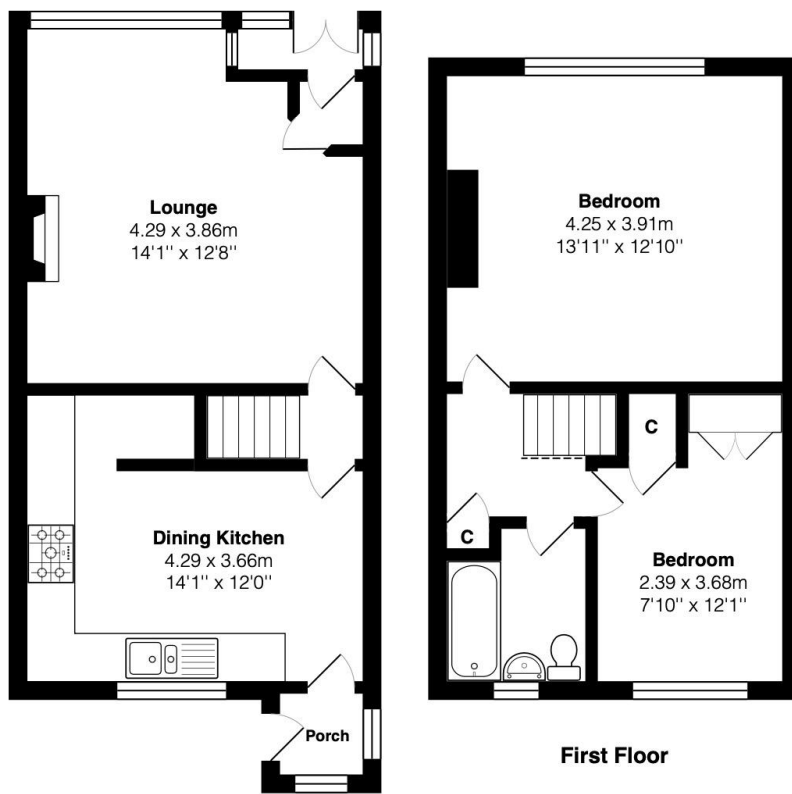
Recently laid block paved driveway leading to the detached garage (power and light). Pleasant gardens to the front and enclosed gardens to the rear, mainly paved with useful underhouse store area.

PLEASE NOTE

Plans have been drawn up for extension to the side, however these have not been submitted to the planning department

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

Total Area: 70.3 m² ... 757 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		