



## 9 Fairway Drive, Wibsey, Bradford, BD7 4JN

**\*\* SPACIOUS SEMI DETACHED \*\* NO CHAIN \*\* VERSITILE LIVING ACCOMMODATION \*\* POTENTIAL TO CREATE MORE \*\* VIEWING IS STRONGLY ADVISED** for this SEMI DETACHED property which offers spacious accommodation throughout. Briefly comprising: Entrance hallway, lounge, dining room, CONSERVATORY, fitted kitchen 2023, double bedroom and family bathroom to the ground floor. TWO further bedrooms to the first floor and lots of storage! Externally there is a drive allowing parking for several cars leading to an underhouse integral garage and well maintained gardens to the front. Enclosed gardens to the rear. Situated within this popular part of BD7 which is ideal for many local amenities and commute.

**£219,955**

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## ENTRANCE HALLWAY

Laminate flooring

## LOUNGE 11'5" x 14'2" (3.48m x 4.32m)

Solid, polished wood flooring and feature fireplace

## DINING ROOM 8'11" x 10'6" (2.72m x 3.2m)

Laminate flooring and patio doors to conservatory

## KITCHEN 10'10" x 8' (3.3m x 2.44m)

Fitted kitchen with a selection of wall and base units finished in high gloss. Worktops, sink and drainer. Oven, hob and extractor. Plumbing for washer and dish washer

## CONSERVATORY 8'8" x 6'2" (2.64m x 1.88m)

Laminate flooring and patio doors leading outside to paved seating area

## GROUND FLOOR BEDROOM 10'5" x 13'9" (3.18m x 4.2m)

Laminate flooring, fitted wardrobes and understair cupboard

## BATHROOM

Three piece suite with glass basin, shower over bath and W.C. Fully tiled walls

## FIRST FLOOR

### LANDING

Walk in cupboard with power and light. Under eave storage

### BEDROOM 10' x 5'9" (3.05m x 1.75m)

Velux window and under eave storage

### BEDROOM 9'5" x 12'10" (2.87m x 3.9m)

Fitted bedroom furniture incorporating dresser. Far reaching views

## UNDERHOUSE GARAGE 31'8" x 9 (9.65m x 9)

Power and light

## OUTSIDE

Driveway to the with tiered gardens. Enclosed garden to the rear with paved and decked seating area. Mature shrub borders

## FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

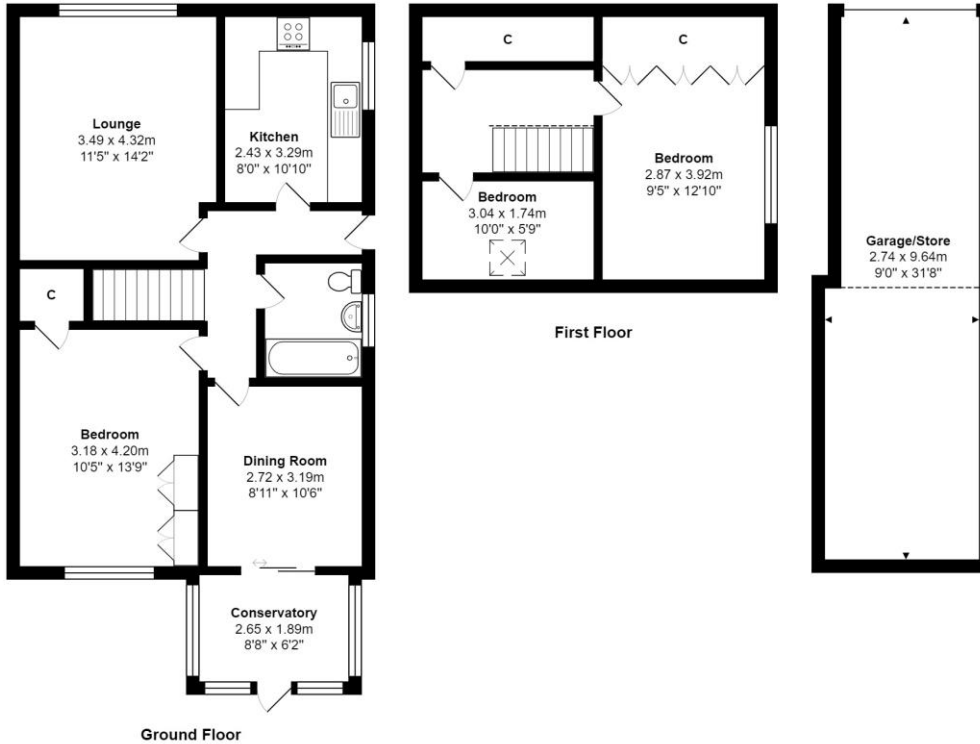
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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: 118.1 m<sup>2</sup> ... 1272 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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