



147 Moore Avenue, Wibsey, Bradford, BD6 3JE

**** OFFERED WITH NO CHAIN ** EXTENDED SEMI DETACHED ** POTENTIAL FOR MORE! **** Viewing is strongly advised for this TRADITIONAL SEMI DETACHED with single storey EXTENSION TO THE REAR. Situated within this higher sought after part of Moore Avenue, Wibsey, BD6 where properties continue to sell well. Close to many amenities, schools and commute, this will appeal to all family buyers. Briefly comprising: entrance hallway with under stair cloakroom. TWO RECEPTION ROOMS and large dining kitchen. THREE BEDROOMS and family bathroom. Externally, are pleasant gardens to the front with off road parking. Driveway to side (limited vehicle access) and paved gardens to the rear with garage store.

£265,000

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ENTRANCE HALLWAY

Laminate flooring, stairs leading to the first floor and under stair store

CLOAKROOM Under stair with sink and W.C

FORMAL LOUNGE 14'1" x 11'11" (4.3m x 3.63m)

SITTING ROOM 18'2" x 12'2" max (5.54m x 3.7m max)

Good size room for family gatherings

DINING KITCHEN 17'4" x 8'9" (5.28m x 2.67m)

Great size kitchen with an array of two tone wall and base units, worktops with sink and drainer, space for American fridge freezer. Range cooker with extractor and plumbing for washer

FIRST FLOOR

Landing area with loft access

LOFT

Large space with power and light. Flooring and Velux window. Ripe for conversion (subject to permissions)

BEDROOM ONE 12'5" x 11'11" (3.78m x 3.63m)

Fitted two tone bedroom furniture

BEDROOM TWO 12'2" x 11'11" (3.7m x 3.63m)

Fitted two tone bedroom furniture

BEDROOM THREE 8'6" x 8'5" (2.6m x 2.57m)

Overhead bedroom storage

BATHROOM

Three piece bathroom suite with shower over bath and screen. Sink and W.C

OUTSIDE

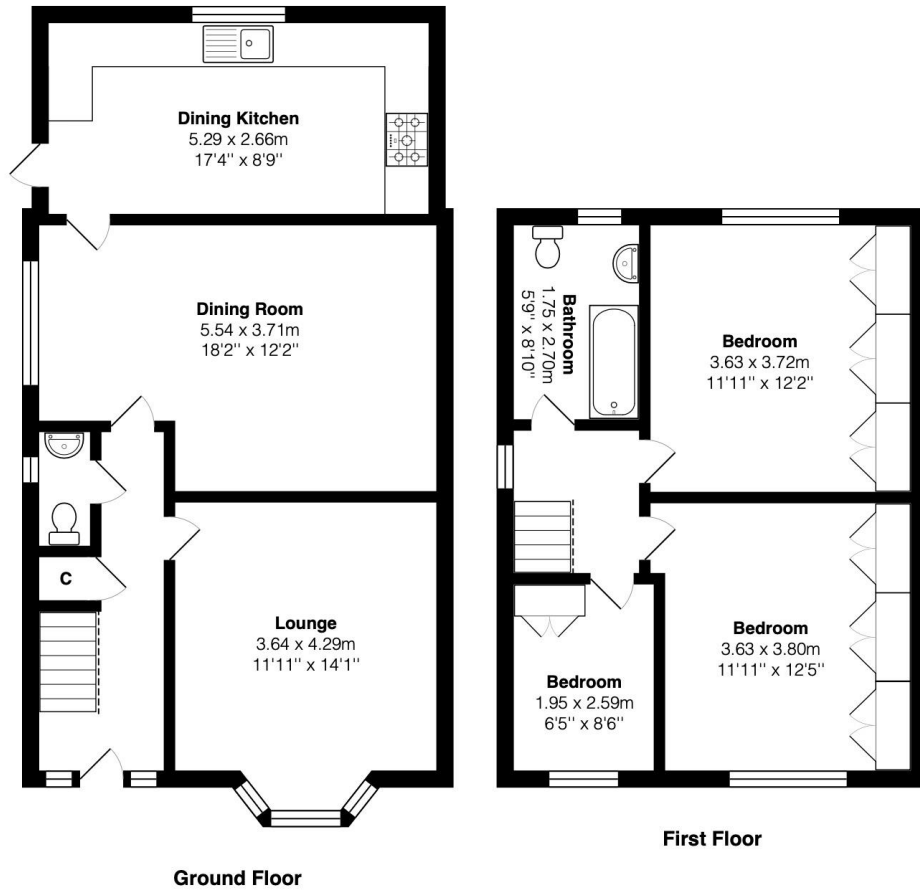
Pleasant gardens to the front with off road parking, driveway to side (limited access) leading to garage store (power and light). Large paved gardens to the rear

BUYER DISCLAIMER

Please note 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.

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: 99.9 m² ... 1075 ft²

All measurements are approximate and for display purposes only

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

71 C

82 B

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