



217 Canterbury Avenue, Canterbury, Bradford, BD5 9JY

**** LARGE CORNER POSITION **** Viewing is strongly advised for this well presented END TOWN HOUSE offering spacious accommodation throughout. Briefly comprising: Lounge, dining kitchen, cloakroom and store to the ground floor. TWO DOUBLE BEDROOMS and large family bathroom to the first floor. Benefitting further from GCH DG large lawned gardens to the front and side, enclosed yard area to the rear. Situated within this increasingly popular residential area of BD5, ideal for many amenities and commute to the city centre.

£130,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 13' x 12'1" (3.96m x 3.68m)

Feature fireplace

DINING KITCHEN 13'1" x 8'9" (4m x 2.67m)

Selection of wall and base units, worktops with sink and drainer. Free standing oven, extractor hood, plumbing for washing machine and rear hall off

REAR HALL

With cloakroom off and large store

FIRST FLOOR

Landing area with access to the loft

BEDROOM ONE 16'3" max x 9'5" (4.95m max x 2.87m)

BEDROOM TWO 11'5" x 7'5" (3.48m x 2.26m)

FAMILY BATHROOM 8'10" x 8'4" (2.7m x 2.54m)

Good size family bathroom with modern white suite, shower over bath and screen. Sink and W.C

OUTSIDE

Sat on an enviable plot with good side lawn gardens to front and side with enclosed yard area to the rear

FURTHER INFORMATION

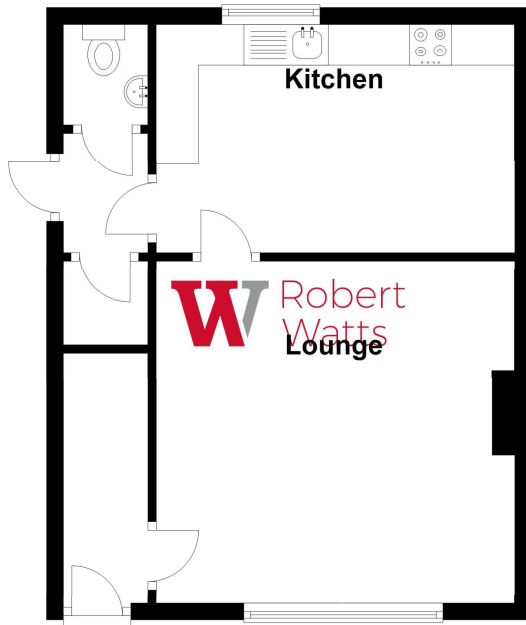
Council Tax - Band A

Tenure - Freehold

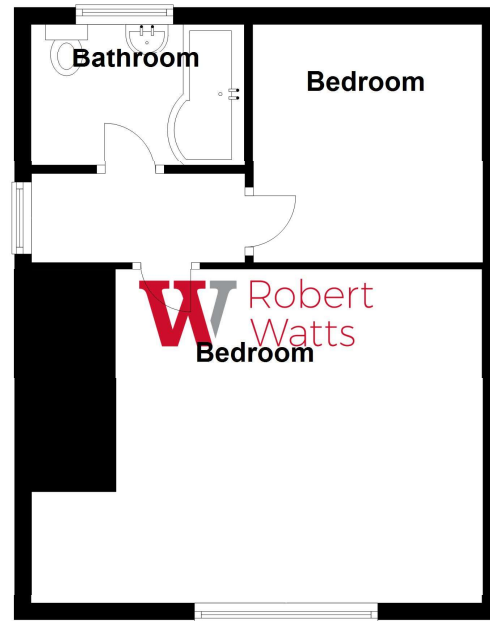
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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