



4 Poplar Road, Off Moore Avenue, Bradford, BD7 4JB

**** VIEWING STRONGLY ADVISED** STUNNING THROUGHOUT** ENVIABLE PLOT **** Only upon internal inspection will this very well presented END TOWN HOUSE be fully appreciated. Offering THREE BEDROOMS, modern dining kitchen and bathroom and tastefully decorated throughout. Externally, there are gardens to the front with large driveway, DETACHED GARAGE and good size gardens to the rear with large, decked seating area. Situated just off Moore Avenue, well placed for many amenities Wibsey Village has to offer and good for commute.

£190,000

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ENTRANCE HALL

LOUNGE 14'6" x 12'4" (4.42m x 3.76m)

Good size reception room with log burner fire, built into chimney breast

DINING KITCHEN 17'9" x 8'7" (5.4m x 2.62m)

Lovely well equipped fitted kitchen, with a good range of units and "Belfast sink" Built in oven, hob and extractor fan, space for free standing appliances. uPVC French doors to the garden.

FIRST FLOOR

BEDROOM ONE 12'11" x 12'1" (3.94m x 3.68m)

BEDROOM TWO 10'8" x 8'11" (3.25m x 2.72m)

BEDROOM THREE 6'7" x 8' (2m x 2.44m)

SHOWER ROOM

Modern white suite, "walk in" shower enclosure. Vanity sink unit. Heated towel rail.

OUTSIDE

Larger than average plot position, with garden to the front, driveway and garage to the side. At the back, pleasant, low maintenance garden.

FURTHER INFORMATION

Council Tax - Band B

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.





Total Area: 84.2 m² ... 906 ft²

All measurements are approximate and for display purposes only

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

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