



## **95 Mayo Avenue, Bradford, BD5 8HR**

OFFERED WITH NO CHAIN! \*\* Traditional EXTENDED TWIN BAY SEMI DETACHED property which could make ideal family home. In need of cosmetic updating throughout the property briefly comprises: entrance porch leading into hallway, lounge, large sitting room with patio doors leading to a veranda and dining kitchen. Three good size bedrooms and family bathroom. Externally are gardens to front and rear with parking and garage.

**Offers Over £200,000**

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

**f** RWEstateAgents **t** @robertwatts\_

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## **ENTRANCE PORCH 10'11" x 5'1" (3.33m x 1.55m)**

## **ENTRANCE HALLWAY**

## **LOUNGE 13'11" x 12'10" (4.24m x 3.9m)**

Good size lounge with bay window and feature fireplace

## **SITTING ROOM 23'8" x 12' (7.21m x 3.66m)**

Great size formal reception room opening through into the extension and patio doors leading to rear

## **DINING KITCHEN 23'8" x 7'9" (7.21m x 2.36m)**

Selection of wall and base units, worktops, sink and drainer. Plumbing for washer and dishwasher. Eye level double oven with separate hob and extractor

## **FIRST FLOOR**

Landing area

## **BEDROOM ONE 13'11" x 12'11" (4.24m x 3.94m)**

Fitted bedroom furniture

## **BEDROOM TWO 19'6" x 9'3" (5.94m x 2.82m)**

Fitted bedroom furniture

## **BEDROOM THREE 14' x 12'10" (4.27m x 3.9m)**

## **HOUSE BATHROOM**

Three piece suite with shower over bath, sink and W.C

## **OUTSIDE**

Pleasant gardens to the front with driveway to the side and garage. Covered patio are lawned gardens

## **PLEASE NOTE**

Our Clients have advised that a coal mine entry is within close proximity of the boundaries which may effect mortgage lending. Please speak with your legal advisor prior to proceeding

**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

## **PROBATE DISCLAIMER**

The property is being sold via probate therefore some information may be limited

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: 142.9 m<sup>2</sup> ... 1538 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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