Robert Watts

GETTING WEST YORKSHIRE MOVING

10 Cooper Mews, Wibsey, Bradford, BD6 3BR

** VIEWING ADVISED ** CUL DE SAC LOCATION ** Having been recently decorated throughout and new flooring laid in parts is this lovely and spacious MODERN INNER TOWN HOUSE offering versatile accommodation. Briefly comprising: entrance hallway with shower room, store cupboard, utility area, access to the garage (which could be converted subject to permissions) and bedroom four, making this ground floor space an ideal area of multigenerational families or teenage pad! To the first floor is a large lounge and dining kitchen, with THREE BEDROOMS (master en-suite) and family bathroom occupying the 2nd floor. Externally is parking to the front and enclosed lawned gardens to the rear. Situated within the Westwood Park area, well placed for schools and commute.

Offers Over £232,000

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ENTRANCE HALLWAY Newly laid flooring leading through to small utility. Two store cupboards, access to the garage and door leading to the rear

CLOAKROOM Shower cubicle, sink and W.C

FIRST FLOOR

LOUNGE 16'6" x 14'10" max (5.03m x 4.52m max)
Juliette balcony, decorative panelled walls and media wall

GARAGE 20'1" x 9'10" (6.12m x 3m)
Potential to convert subject to permissions

DINING KITCHEN 16'6" x 13'10" max (5.03m x 4.22m max)
Large dining kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor, plumbing for washer and dish washer

SECOND FLOOR

BEDROOM ONE 10' (3.05) max x 9'3" (2.82) max

ENSUITE Shower cubicle, sink and W.C

BEDROOM TWO 12'2" x 7'11" (3.7m x 2.41m)
Velux window

BEDROOM THREE 9'9" x 8'6" max (2.97m x 2.6m max)
Velux window

BATHROOM Three piece white suite

GROUND FLOOR BEDROOM FOUR 9'10" x 8'7" (3m x 2.62m)
Laminate flooring

OUTSIDE Parking to the front and enclosed lawned garden to the rear

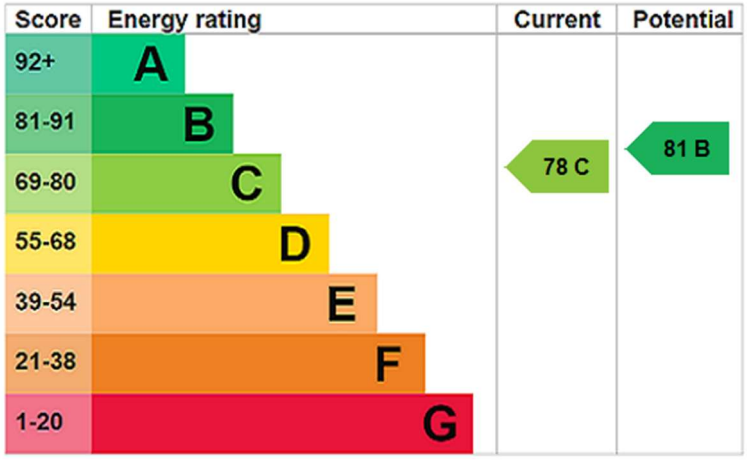
BUYER DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

Ground Floor **First Floor** **Second Floor**

Total Area: 134.6 m² ... 1448 ft²

All measurements are approximate and for display purposes only



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