



25 Southfield Avenue, Wibsey, Bradford, BD6 1HP

**** OFFERED WITH NO CHAIN ** SPACIOUS DETACHED **** Viewing is strongly advised for this lovely DETACHED PROPERTY situated within this highly popular residential part of BD6, well placed for schools and commute to the City Centre. Briefly comprising: entrance hallway with cloakroom, dining kitchen, lounge, THREE GOOD SIZE BEDROOMS and MODERN family bathroom. Ready for new buyers to 'make their own mark' as new flooring and replacement kitchen is required. Externally are lawn gardens to the front driveway leading to ATTACHED GARAGE and enclosed low maintenance gardens to rear with southerly aspect.

£170,000

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ENTRANCE HALL

Entrance to the side elevation with open stairs to first floor and useful understair cupboard.

CLOAKROOM

Vanity corner sink unit and w/c

LOUNGE 16'4" x 11'8" (4.98m x 3.56m)

DINING KITCHEN 17'8" x 9'7" (5.38m x 2.92m)

Prepped and ready for a new kitchen to be installed. Patio doors leading to rear and built in cupboard housing boiler.

FIRST FLOOR

Landing area

BEDROOM ONE 14'3" x 11' (4.34m x 3.35m)

With loft access via pull down ladder

BEDROOM TWO 11' x 9'7" (3.35m x 2.92m)

BEDROOM THREE 7'10" x 6'4" (2.4m x 1.93m)

FAMILY BATHROOM Modern family bathroom suite with double ended shaped bath, shower over and screen, vanity style sink and w/c, splashback tiled walls

OUTSIDE

Driveway leading to attached garage with up and over door. Lawn gardens to the front. Enclosed garden to the rear, low maintenance with decked seating area having a southerly aspect.

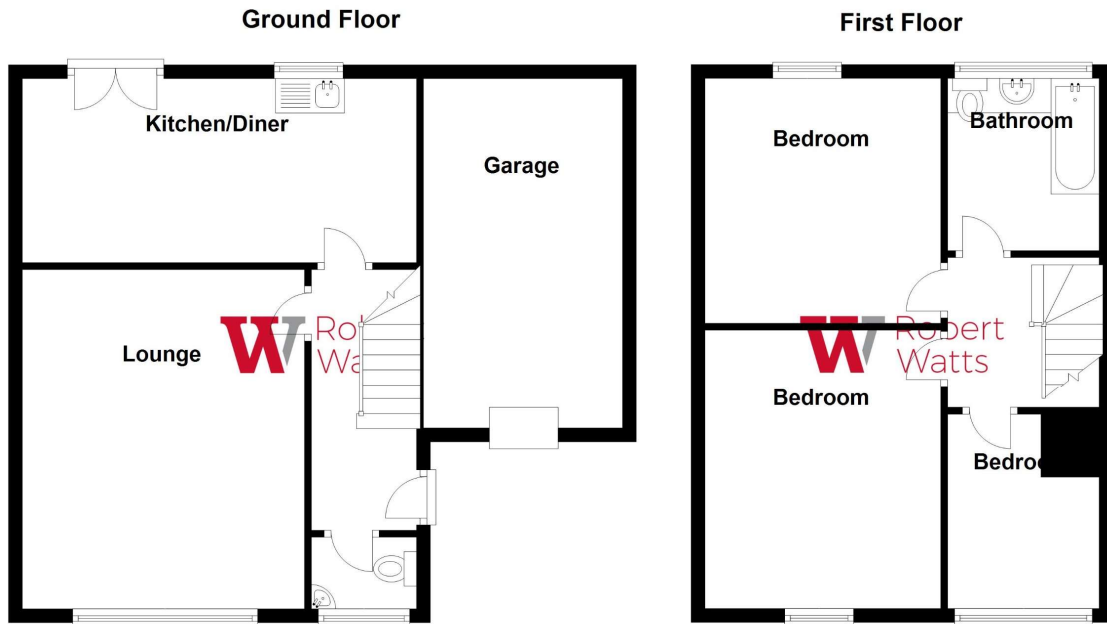
FURTHER INFORMATION

Council Tax - Band D

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.





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		89
(69-80) C	77	
(55-68) D		
(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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