



25 St. Pauls Avenue, Wibsey, Bradford, BD6 1SR

OFFERED WITH NO CHAIN ** VIEWING STRONGLY ADVISED ** With an abundance of 'kerb appeal' this IMPRESSIVE TWIN BAY PERIOD SEMI DETACHED offers an abundance of space and vast potential for extension. Briefly comprising: Entrance hallway, lounge, dining room, kitchen PLUS large utility room and access to the attached garage. THREE bedrooms and family bathroom with separate W.C to the first floor PLUS large ATTIC ROOM accessed via fixed stairs with dormer window (approved with planning). Externally there are good size gardens to the front and rear plus driveway. In need of some minor cosmetic improvements and benefitting further from GCH and DG. Situated within this increasingly sought after area of Wibsey BD6, ideal for local schools, amenities and commute.

£255,000

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

f RWEstateAgents **T** @robertwatts_

arla | propertymark naea | propertymark

25 St. Pauls Avenue, Wibsey, Bradford, BD6 1SR

ENTRANCE HALLWAY

Stripped polished wood flooring. Open stairs to first floor

LOUNGE 12' x 12'10" (3.66m x 3.9m)

Good size reception room with brick surround fireplace leading into alcoves housing stove

SITTING ROOM 11'11" x 13'4" (3.63m x 4.06m)

Patio doors leading to rear and stripped polish wood flooring

KITCHEN 10'5" x 6'11" (3.18m x 2.1m)

Selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor and integrated dish washer. Door leading to garage and utility

UTILITY ROOM 11'6" x 8'6" (3.5m x 2.6m)

Multi purpose room with plumbing for washer and tiled flooring. Doors leading to rear gardens and attached garage

GARAGE 17'11" x 8'6" (5.46m x 2.6m)

FIRST FLOOR

Landing area with closed stairs leading to attic room

BEDROOM ONE 12'10" x 12'10" (3.9m x 3.9m)

Fitted wardrobes

BEDROOM TWO 11'11" x 10'9" (3.63m x 3.28m)

Built in storage

BEDROOM THREE 8'3" x 7' (2.51m x 2.13m)

ATTIC ROOM & STORAGE 9'2" (2.8) x 9'6" (2.9) plus 13'6" (4.11) x 5'8" (1.73)

Useful room with small dormer and fixed stairs. Fully decorated with power and light

BATHROOM

Panelled bath with separate shower cubicle and sink

SEPERATE W.C

OUTSIDE

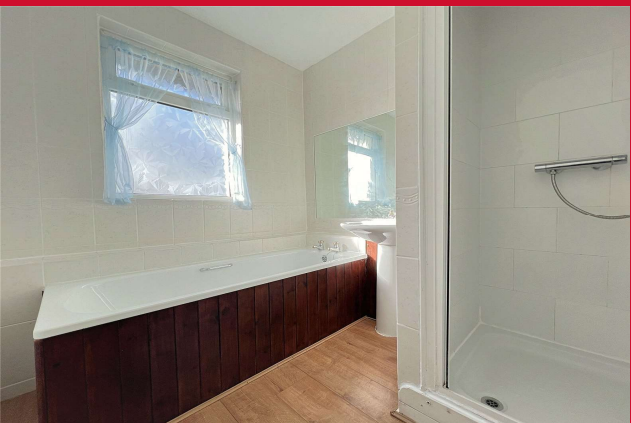
Good size gardens to the front with driveway leading to attached garage. Enclosed garden to the rear with paved seating are, lawns and mature shrubs

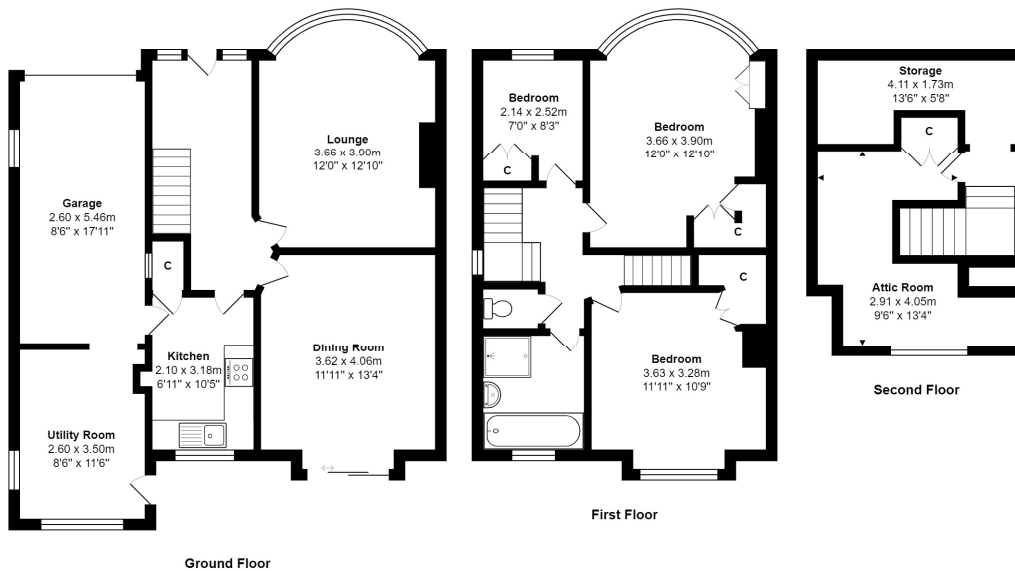
FURTHER INFORMATION

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.





Total Area: 141.2 m² ... 1520 ft² (excluding storage)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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	

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

f RWEstateAgents **🐦** @robertwatts_

arla | propertymark naea | propertymark