



## 5 Staygate Green, Bradford, BD6 1DD

**\*\* SOUGHT AFTER LOCATION \*\* GOOD SIZE FAMILY HOME \*\*** Viewing is strongly advised for this spacious SEMI DETACHED property situated within this convenient of localities within the BD6 area. Briefly comprising: entrance hall, THROUGH LOUNGE/DINER and kitchen to the ground floor. THREE GOOD SIZE BEDROOMS and MODERN family bathroom. Benefitting further from GCH and DG. Externally are pleasant gardens to the front and rear with driveway leading to detached garage. Well placed for many local amenities and on the doorstep of the Motorway Network M606/M62.

**£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 HALLWAY**

Open stairs to first floor. Understair store cupboard

## **THROUGH LOUNGE / DINER 22' x 11'5" (6.7m x 3.48m)**

Dual aspect windows and feature fireplace

## **KITCHEN 10'4" x 8'4" (3.15m x 2.54m)**

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Tiled splash back, oven, hob and extractor. Plumbing for washer, space for dryer and pantry area off

## **FIRST FLOOR LANDING**

With loft access

## **BEDROOM ONE 11'4" x 11'3" (3.45m x 3.43m)**

Fitted wardrobes

## **BEDROOM TWO 8'10" x 10'7" (2.7m x 3.23m)**

## **BEDROOM THREE 8'6" x 7'5" (2.6m x 2.26m)**

Good size third bedroom

## **BATHROOM**

Modern bathroom with three piece suite. Full tiled with shower over bath and screen. Linen cupboard

## **OUTSIDE**

Garden to the front with bedding borders and driveway allowing parking for several cars leading to detached garage. Pleasant lawned garden to the with mature shrubs and seating area

## **FURTHER INFORMATION**

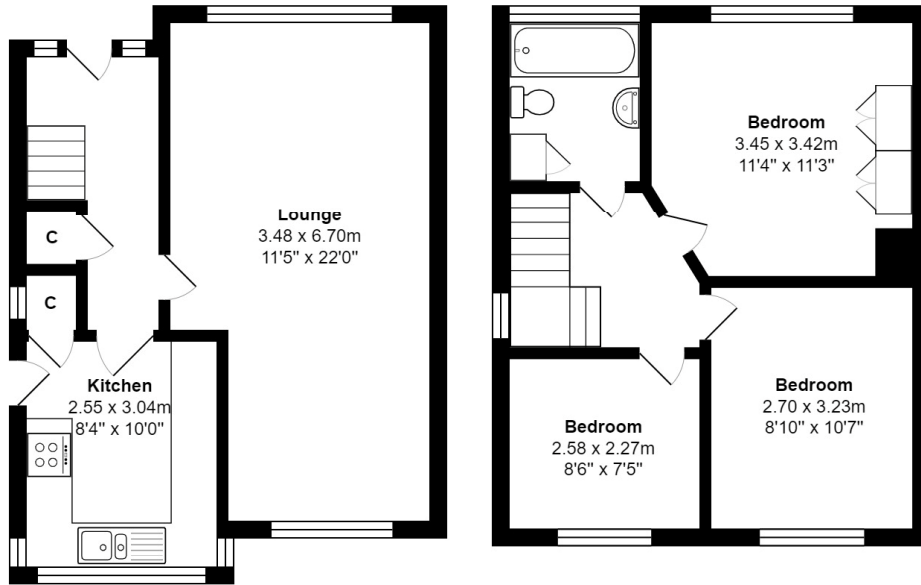
Council Tax - Band C

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.







Ground Floor

First Floor

Total Area: 73.8 m<sup>2</sup> ... 794 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	82
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 601119 
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