



7 Sunshine Court, Bradford, BD6 2TR

OFFERED WITH NO CHAIN! Situated within this cul de sac location on an enviable plot is this spacious MODERN SEMI DETACHED briefly comprising: Lounge, dining kitchen TWO DOUBLE BEDROOMS (which one has the potential to split) and FAMILY bathroom. Externally there is plenty of parking and enclosed low maintenance rear gardens. Well placed for many of the local amenities to include schools, shops and commute to Halifax & Bradford. Viewing is strongly advised.

£129,950

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

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

7 Sunshine Court, Bradford, BD6 2TR

ENTRANCE HALL

Stairs leading to first floor

LOUNGE 11'8" x 14'10" (3.56m x 4.52m)

Good size reception room with useful store cupboard

DINING KITCHEN 15'1" x 9'8" (4.6m x 2.95m)

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Splashback tiled walls, plumbing for washer and dish washer. Space for cooker and door leading to rear

BEDROOM ONE 15'1" x 9'3" (4.6m x 2.82m)

Two windows allowing potential to split and over stair cupboard

BEDROOM TWO 15'7" x 8'4" (4.75m x 2.54m)

Another good size double room

BATHROOM

Three piece white suite with shower over bath and full tiled walls

OUTSIDE

Garden to front, driveway to the side. Enclosed to the rear with double gated access, mainly paved with raised borders

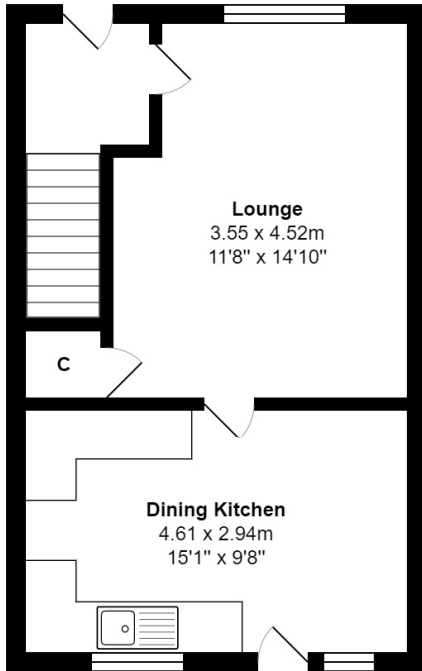
FURTHER INFORMATION

Council Tax - Band B

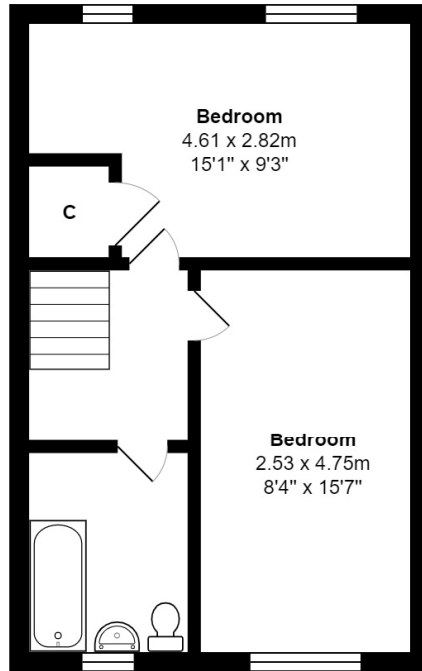
Tenure - Freehold

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: 70.3 m² ... 756 ft²

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		87
(69-80) C	71	
(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	