



19 Reeve Road, Wibsey, Bradford, BD6 1TH

** VILLAGE LOCATION ** IDEAL FIRST TIME PURCHASE ** SPACIOUS THROUGHOUT ** Viewing is strongly advised for this DOUBLE FRONTED FRONT BACK TO BACK situated within the heart of Wibsey Village, overlooking the playing fields. Briefly comprising: lounge, breakfast kitchen which requires some refurbishment, basement, TWO BEDROOMS and modern bathroom. Benefitting further from GCH, DG with encapsulated stained glass windows in parts and pleasant garden. Within walking distance for many of the amenities on offer, public transport commute and motorway connections.

£120,000

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LOUNGE 13'8" x 13'9" (4.17m x 4.2m)

Direct access into lounge. Feature fireplace with living flame gas fire and marble effect surround

KITCHEN 10'7" x 7'10" (3.23m x 2.4m)

Good size kitchen with freestanding cooker, circular sink and drainer. Wall and base units, splashback tiled walls and breakfast bar. Plumbing for washer and access to the cellar

BASEMENT

Ideal for storage

LANDING

Enclosed double wardrobe and storage area

DOUBLE BEDROOM 13'9" x 8'9" (4.2m x 2.67m)

Encapsulated stained glass window. Over looks playing fields

SINGLE BEDROOM 7'10" x 8'10" (2.4m x 2.7m)

Encapsulated Stained glass window with double glazing

BATHROOM

Modern bathroom suite with shower over bath. Majority tiled walls

OUTSIDE

Garden area to the front

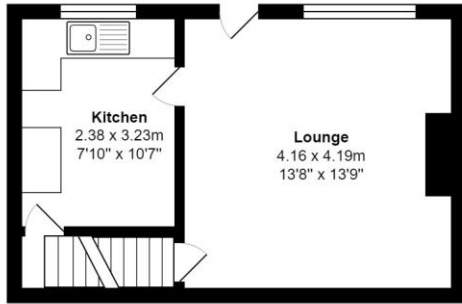
FURTHER INFORMATION

Council Tax - Band A

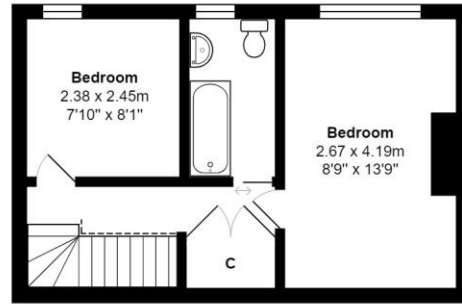
Tenure - Freehold

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: 56.1 m² ... 604 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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