



52 Smith Avenue, Wibsey, Bradford, BD6 1HH

**** OFFERED WITH NO CHAIN ** HUGE CORNER PLOT POSITION ** VAST POTENTIAL ** BOOK YOUR VIEWING TODAY **** Situated within this increasingly popular area of BD6 is this SEMI DETACHED property sat on an enviable corner plot position offering a vast amount of garden space to THREE SIDES. Briefly comprising: entrance hall, lounge, dining kitchen, TWO DOUBLE BEDROOMS and large shower room. Externally are gardens to front, vegetable plot and chicken run to the side and LARGER THAN EXPECTED gardens to the rear with built in seating area, sheds that have been utilized into outdoor bar, double gated access leading to large parking area. This plot offers PLENTY OF POTENTIAL for further development (subject to permissions) and must be seen to appreciate. Benefitting further from GCH,DG and well placed for many amenities, schools and commute via the Motorway Network M606/M62.

£145,000

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ENTRANCE HALL

Stairs leading to first floor

LOUNGE 15'6" x 12'5" (4.72m x 3.78m)

Dual aspect windows, laminate flooring

DINING KITCHEN 15'6" x 14'8" (4.72m x 4.47m)

Good size family breakfast kitchen having an array of wall and base units, worktops to incorporate breakfast bar, sink and drainer, plumbing for washer, oven, hob and extractor, tiled flooring and large understair store cupboard

FIRST FLOOR

BEDROOM ONE 15'6" x 9'10" (4.72m x 3m)

BEDROOM TWO 11'11" x 11'10" (3.63m x 3.6m)

With Access to the loft via pull down ladder

SHOWER ROOM

Large family shower room with walk in double shower, sink and W.C

OUTSIDE

VAST AMOUNT of outside space which has so much potential for further development (subject to the relevant permissions) enclosed gardens to the front, large area to the side, great size gardens to the rear with double gated access for off road parking. Built in seating area and decking and large sheds that are all insulated with power and light. Currently utilized as a bar and great for outdoor entertaining

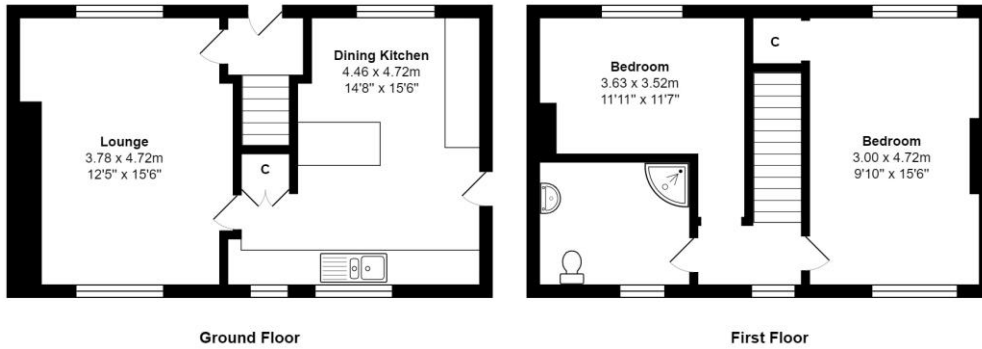
FURTHER INFORMATION

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.





Total Area: 75.3 m² ... 811 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		85
(69-80) C		
(55-68) D	68	
(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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