



123 Marsh Street, Marshfield, Bradford, BD5 9PA

**** SUBSTANTIAL REFURBISHMENT COMPLETED ** OFFERED WITH NO CHAIN ** FOUR BEDROOMS **** Step inside this lovely FAMILY HOME of which has undergone significant works throughout to include newly fitted uPVC front and back door, replacement plumbing, re-wired, decoration and new carpets throughout, replacement kitchen and bathrooms plus MORE! Briefly comprising: Good size lounge, excellent breakfast kitchen and useful basement area. TWO BEDROOMS AND BATHROOM to the first floor with a further TWO ATTIC BEDROOMS. The property has been finished to high standard with new doors and ceiling LED spotlights. Externally there is a pleasant lawned garden to the front and larger than average garden yard to the rear which many neighbouring properties have placed extensions on (this will be subject to permissions). Situated within this popular residential area of Marshfields, BD5 which is ideal for many amenities, schools, shops and commuter links. VIEWING IS STRONGLY ADVISED

£150,000

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ENTRANCE

Direct into lounge

LOUNGE 14'1" x 13'5" (4.3m x 4.1m)

Good size reception room. Recently replastered and decorated with feature fireplace

BREAKFAST KITCHEN 13'5" x 8' (4.1m x 2.44m)

Quality fitted kitchen with an array of wall and base units, worktops to incorporate a breakfast bar with splashback, sink and drainer. Plumbing for washer and space for free standing cooker. Access to the basement

FIRST FLOOR

Landing area with stairs to second floor

BEDROOM ONE 13'5" x 11'11" (4.1m x 3.63m)

Master bedroom with large walkin understair cupboard

BEDROOM TWO 9'1" x 8'2" (2.77m x 2.5m)

BATHROOM

Modern suite with shower bath and mixer taps, vanity style sink and W.C

SECOND FLOOR

BEDROOM THREE 12'2" x 8'1" (3.7m x 2.46m)

Feature beam and Velux

BEDROOM FOUR 12'2" x 8'1" (3.7m x 2.46m)

Feature beam and Velux

OUTSIDE

Pleasant gardens to the front with hedging divide. Large yard area to the rear

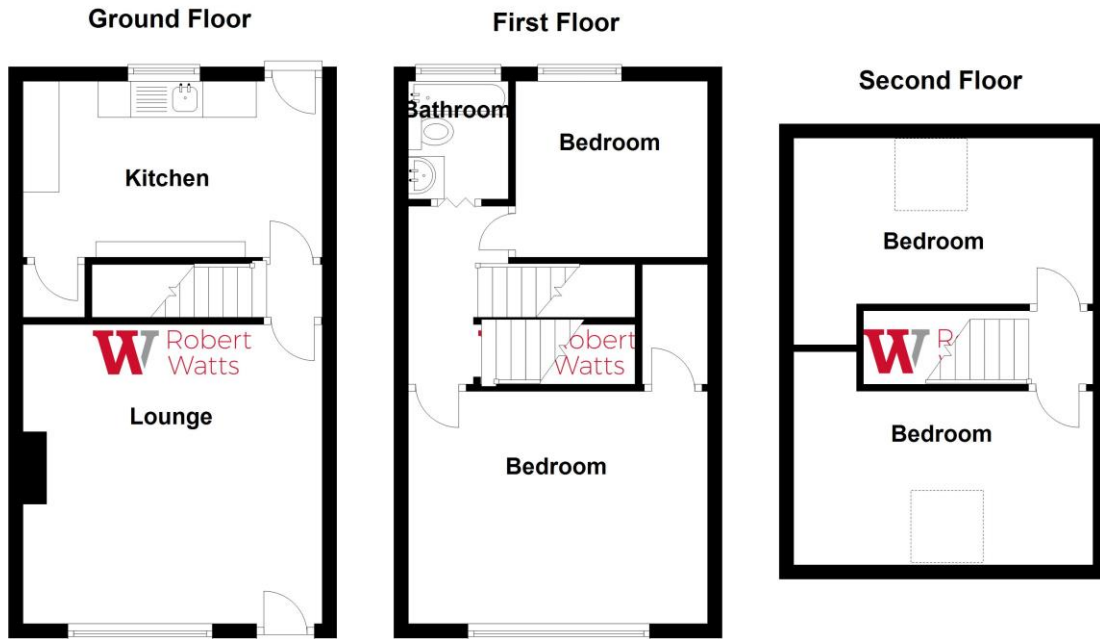
FURTHER INFORMATION

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

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	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	

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