



6 Poplar Road, Off Moore Avenue, Bradford, BD7 4JB

**** OFFERED WITH NO CHAIN ** IMPRESSIVE INNER TOWN HOUSE WITH DINING ROOM EXTENSION ****

Viewing is highly advised for this ideal first time buy/young family home. Having THREE BEDROOMS with good size dining kitchen, GCH, DG. Low maintenance garden to the rear and driveway to the front. Situated within this ever popular area of Wibsey, just off Moore Avenue, ideal for many of the amenities, commute to city centre and transport links.

£150,000

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

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ENTRANCE VESTIBULE

LOUNGE 14'7" x 12'1" (4.45m x 3.68m)

Impressive fire surround with wall mounted electric fire. French doors leading to the dining area

DINING AREA 17'1" x 8'2" (5.2m x 2.5m)

Open access to the kitchen. Laminate flooring and doors leading to the rear garden

KITCHEN 8'10" x 9'10" (2.7m x 3m)

Selection of wall and base units. Worktops, sink and drainer. Splash back tiled walls, built in oven, hob and extractor and plumbing for washer. Useful under stair storage

BEDROOM ONE 12'2" x 10'8" (3.7m x 3.25m)

BEDROOM TWO 10'2" x 9'2" (3.1m x 2.8m)

BEDROOM THREE 6'9" x 7'11" (2.06m x 2.41m)

Access to the loft

OUTSIDE

Low maintenance garden to the rear and driveway to the front

FURTHER INFORMATION

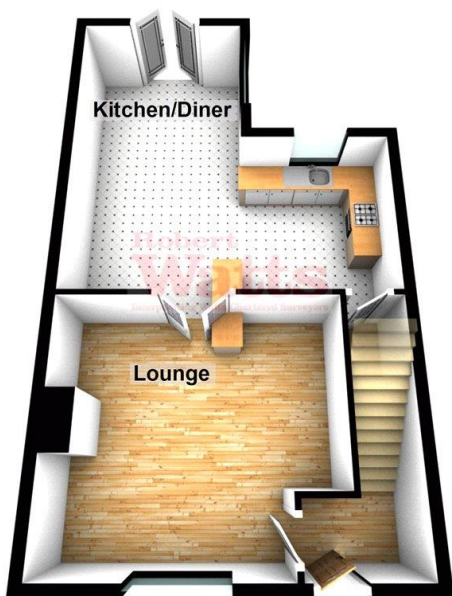
Council Tax - Band B

Tenure - Freehold

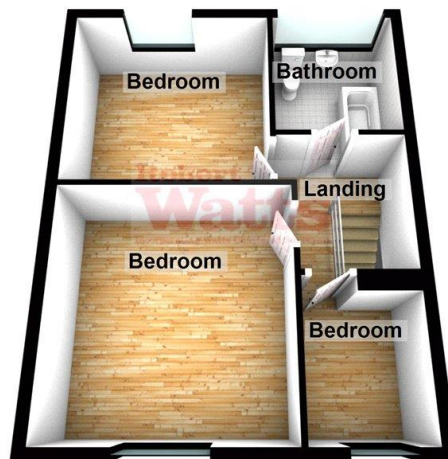
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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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