



25 Moffat Close, Wibsey, Bradford, BD6 3RL

**** OFFERED WITH NO CHAIN ** VILLAGE LOCATION ** CUL DE SAC POSITION ** DETACHED TRUE BUNGALOW **** Viewing is strongly advised for this spacious detached bungalow situated within a cul de sac position in this popular part of Wibsey BD6 which is ideal for many amenities, transport links and commute. Briefly comprising: entrance hallway with loft access, through lounge dining area, kitchen, **TWO DOUBLE BEDROOMS** and modern shower room. Sat on a god size plot with gardens to front, driveway allowing parking for several cars leading to detached garage and pleasant garden to the rear with patio seating area.

£185,000

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ENTRANCE HALLWAY

With loft access via pull down ladder

THROUGH LOUNGE/DINER 19'9" x 8'9" max (6.02m x 2.67m max)

A lovely size reception room with feature fireplace

KITCHEN 9'4" x 7'2" (2.84m x 2.18m)

Selection of wall and base units. Worktops, sink and drainer. Plumbing for washer and free standing cooker

BEDROOM ONE 13'8" x 8'9" (4.17m x 2.67m)

BEDROOM TWO 10'2" x 8'9" (3.1m x 2.67m)

Patio doors leading to the paved seating area

OUTSIDE

Lawned gardens to the front with mature shrub borders, driveway allowing parking for several cars leads to a detached garage (up and over door). Pleasant gardens to the rear with patio seating area and lawns

SHOWER ROOM

Good size with walk in shower, sink and W.C

FURTHER INFORMATION

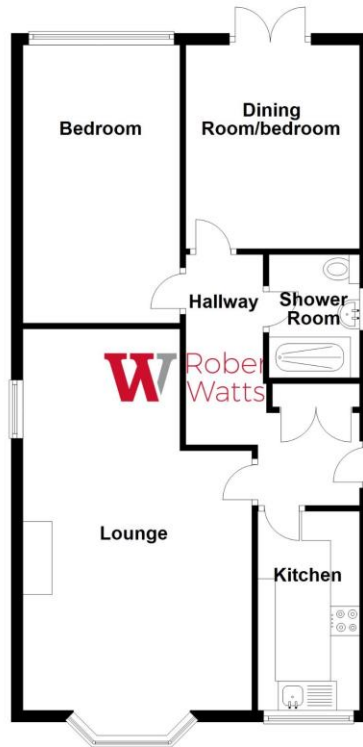
Council Tax - Band B

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



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		85
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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