



203 Moore Avenue, Wibsey, Bradford, BD7 4JR

**** ENVIABLE PLOT POSITION ** VAST POTENTIAL TO CREATE ADDITIONAL LIVING SPACE ** LARGER THAN EXPECTED GARDENS TO REAR **** Viewing is strongly advised for this spacious and well presented BAY WINDOW SEMI DETACHED situated within this highly sought after area on MOORE AVENUE. Briefly comprising: entrance hallway, lounge, dining kitchen, THREE BEDROOMS, modern bathroom plus additional ATTIC ROOM. Externally are gardens to the front and side with off street parking and large gardens to rear plus wildlife garden. Ideal for many amenities and commute, we feel this is an excellent family home.

£200,000

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ENTRANCE HALLWAY

Laminate flooring and open stairs to first floor

LOUNGE 12' x 12' (3.66m x 3.66m)

Good size reception room with large bay window. Gas fire and hearth

DINING KITCHEN 18'1" max x 12'8" max (5.5m max x 3.86m max)

Fitted kitchen with an array of wall and base units. Worktops with splashback, sink and drainer. Oven, hob, extractor and plumbing for washer. Patio doors leading to the garden

FIRST FLOOR

Stairs leading to the attic room

BEDROOM ONE 11'5" x 12' (3.48m x 3.66m)

Cast iron feature fireplace

BEDROOM TWO 12'7" x 9'6" (3.84m x 2.9m)

BEDROOM THREE 6'4" x 9' max (1.93m x 2.74m max)

ATTIC ROOM 14'1" x 17'1" (4.3m x 5.2m)

A great addition currently utilised as a games room / office, with Velux window

BATHROOM

Modern three piece suite with shower over bath and screen. Vanity style sink unit and W.C

OUTSIDE

Sat on an enviable corner plot with off street parking and lawned garden to the front. Garden to the side leading to a larger than expected garden to the rear which is mainly laid to lawn, patio area and garden shed. Additionally, there is a nature garden extending to the boundary

FURTHER INFORMATION

Council Tax - Band C

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: 107.7 m² ... 1159 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		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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