



21 Watty Hall Avenue, Wibsey, Bradford, BD6 3AJ

**** SEMI DETACHED BUNGALOW **** – Envidable head of CUL-DE-SAC plot – The recently installed IMPRESSIVE kitchen, modern bathroom and good sized under-house store (with power, light and plumbing for washing machine) are just some of the stand out features of this fine TWO BEDROOM property. Well placed for the many amenities Wibsey and surrounding areas have to offer plus good access links to the city centre. Contact Robert Watts to arrange YOUR VIEWING today.

£170,000

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ENTRANCE HALLWAY

Direct access into lounge

LOUNGE 17'7" x 10'7" (5.36m x 3.23m)

Fireplace and radiator

KITCHEN 14'3" x 8'9" (4.34m x 2.67m)

Impressive modern kitchen with a selection of wall and base units. Worktops, stainless steel sink unit and splashback tiled walls. Oven, hob, extractor and plumbing for washer. Laminate flooring

BEDROOM ONE 12' x 10'7" (3.66m x 3.23m)

BEDROOM TWO 8'9" x 8'5" (2.67m x 2.57m)

BATHROOM

Three piece white suite with tiled walls and floor

UNDERHOUSE STORE

With power and light, and plumbing for washer

OUTSIDE

To the front, mature shrubs and steps leading up to the front entrance. Good size lawned garden to the rear

FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

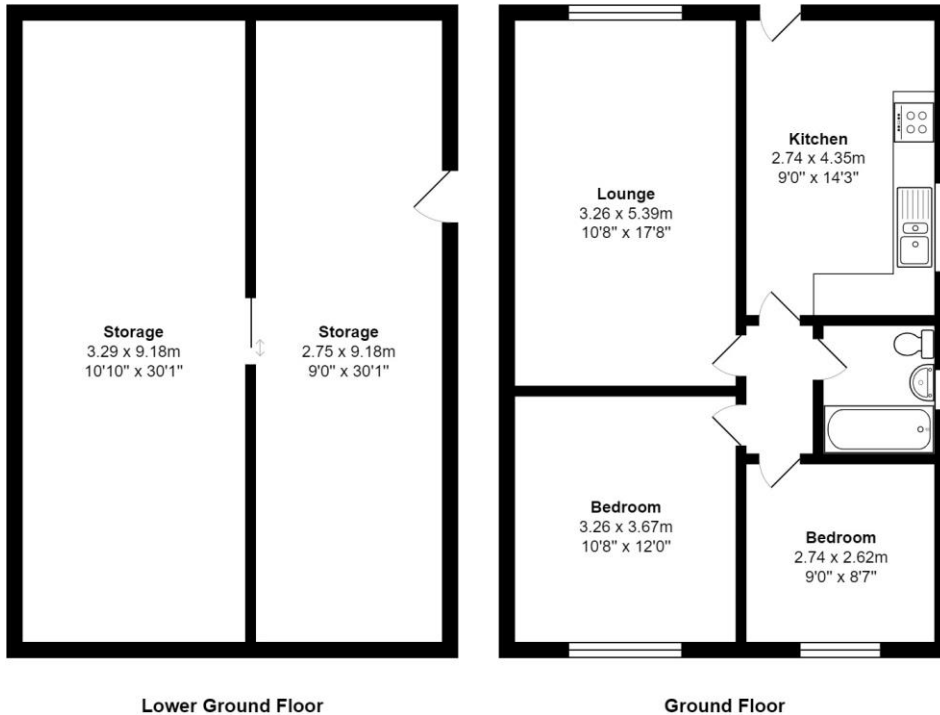
MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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: 56.9 m² ... 612 ft² (excluding storage)
 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		86
(69-80) C		
(55-68) D	66	
(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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