



38 Grey Friar Walk, Bradford, BD7 4BD

**** ENVIABLE PLOT POSITION ** CUL DE SAC LOCATION ** VAST POTENTIAL TO CREATE ADDITIONAL ACCOMMODATION** (subject to permissions). Having undergone a **VAST AMOUNT** of upgrading over recent years the tastefully decorated and well appointed **FAMILY DETACHED** can only be appreciated on internal inspection. Briefly comprising: **THREE BEDROOMS. TWO RECEPTION ROOM** accommodation and being further enhanced with **LARGER THAN EXPECTED LANDSCAPED** gardens to the rear. Situated within this increasing popular area of **BD7** which is ideal for many amenities, schools, transport links and much more!.

£265,000

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ENTRANCE HALLWAY

Leading to the kitchen with open stairs to the first floor and laminate flooring

LOUNGE 10'8" x 13'10" (3.25m x 4.22m)

Feature fireplace housing gas fire and laminate flooring. This room is accessed via the hallway and family room

DINING ROOM / FAMILY ROOM 15'11" x 10'8" (4.85m x 3.25m)

Good size room with extension to the rear allowing a formal dining area with patio doors leading to the rear

KITCHEN 13'10" x 9'2" (4.22m x 2.8m)

Modern kitchen fitted in 2019 with an array of wall and base units. Worktops, sink and drainer. Oven, induction hob and extractor. Large walk in pantry store room

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 10'8" x 13'10" (3.25m x 4.22m)

Feature part panelled wall and far reaching views

BEDROOM TWO 10'8" x 9'6" (3.25m x 2.9m)

BEDROOM THREE 9'6" x 9'6" (2.9m x 2.9m)

Far reaching views

BATHROOM

Modern suite with panelled bath and shower over. Separate W.C

OUTSIDE

Gardens to the front with driveway leading to attached garage, allowing plenty of potential for conversion and extension (subject to permission). Larger than expected, low maintenance gardens to the rear with Astro Turf

FURTHER INFORMATION

Council Tax - Band D

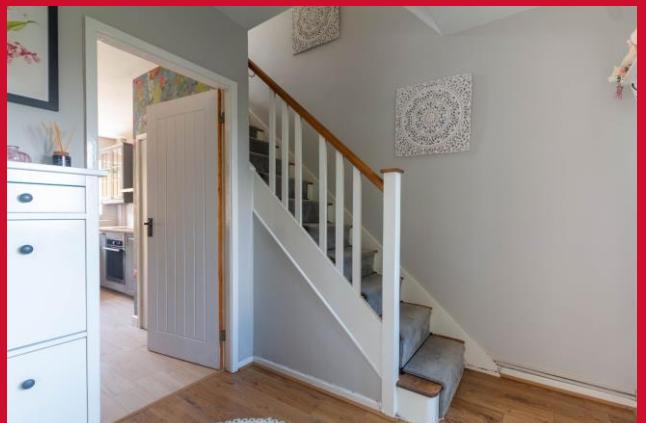
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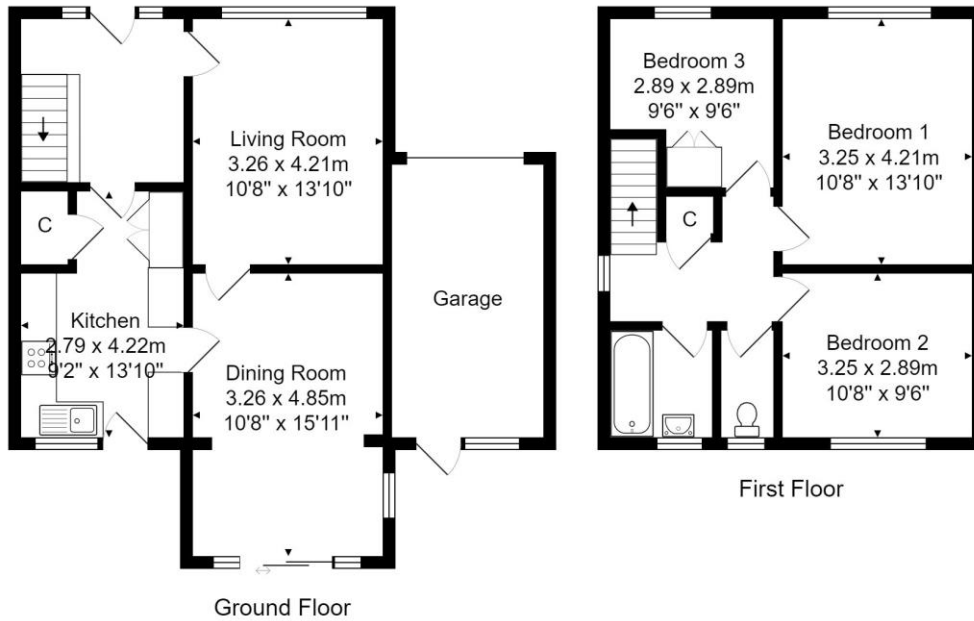
MORTGAGES

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: 108.7 m² ... 1170 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		85
(69-80) C	72	
(55-68) D		
(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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