



6 Nurser Lane, Bradford, West Yorkshire, BD5 0NT

**** OFFERED WITH NO CHAIN ** FULLY REFURBISHED ** GOOD SIZE FAMILY HOME **** Viewing is strongly advised for this MODERN SEMI DETACHED which briefly comprises: entrance porch leading through to the lounge. Recently installed fitted kitchen with plenty of space for dining, THREE BEDROOMS and modern bathroom. Externally are pleasant gardens to front and rear, driveway leading to detached garage. Situated within this most convenient of areas, ideal for many local amenities, schools, St. Lukes Hospital and public transport links to city centre. Further benefits include GCH DG and Alarm.

£140,000

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ENTRANCE PORCH

Laminate flooring and cupboard

LOUNGE 15'9" x 13'11" (4.8m x 4.24m)

Good size reception room with feature fireplace and laminate flooring. Open stairs to first floor

DINING KITCHEN 15'9" x 9'1" (4.8m x 2.77m)

Recently fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Tiled splash back, oven, hob and extractor. Plumbing for washer and integrated dish washer

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 11'8" x 9'2" (3.56m x 2.8m)

BEDROOM TWO 11'8" x 9'2" (3.56m x 2.8m)

BEDROOM THREE 8'4" (2.54) x 6'2" (1.88) including stairhead

BATHROOM

Three piece white suite and fully tiled

OUTSIDE

Pleasant gardens to the front with driveway (double gated access) leading to garage. Gardens to the rear part paved and part lawn

FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

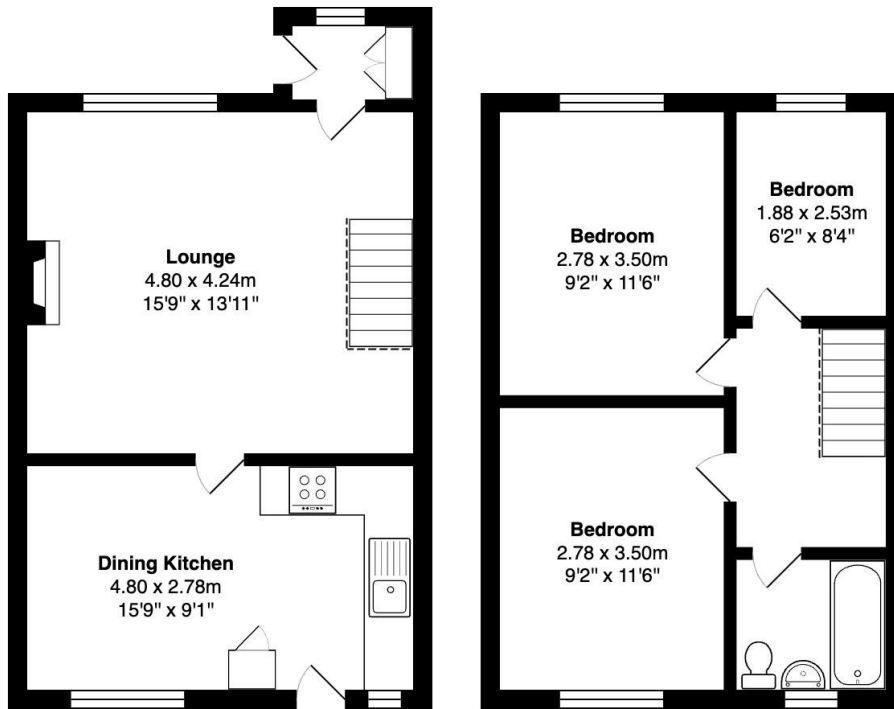
MORTGAGES

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.





Ground Floor

First Floor

Total Area: 70.5 m² ... 759 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	75	
(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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