



7 Shire Close, Wibsey, Bradford, BD6 2ED

**** BRILLIANT FIRST TIME PURCHASE ** NEW KITCHEN, MODERN BATHROOM **** Viewing is strongly advised for this lovely **THREE BEDROOM SEMI DETACHED** property situated within this cul de sac location just off Wibsey Park Avenue. Benefitting from new kitchen, modern bathroom, freshened up throughout, GCH, DG and alarm. Additionally there are **LARGER THAN AVERAGE GARDENS** to the rear with decked seating area, gardens to the front and driveway to side. Well placed for many amenities, schools and transport links to Bradford/Halifax we feel this will appeal to many first time buyers/young family home.

£164,900

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ENTRANCE PORCH

Leading though to the lounge

LOUNGE 17'4" max x 11' (5.28m max x 3.35m)

Open stairs to first floor. Useful understair store and feature fireplace

DINING KITCHEN 11'2" x 11 (3.4m x 11)

Lovely recently kitchen having a selection of wall and base units. Worktops, sink an drainer. Integrated fridge freezer, plumbing for washer and dish washer. Freestanding cooker

LANDING

Landing area with loft

BEDROON ONE 10'10" x8' (3.3m x2.44m)

Two windows

BEDROOM TWO 8'3" x 5'3" (2.51m x 1.6m)

BEDROOM THREE 11'3" x 5'4" (3.43m x 1.63m)

With over stair cupboard housing boiler

BATHROOM

Modern three piece suite with shaped bath, shower over bath and screen. Sink and W.C

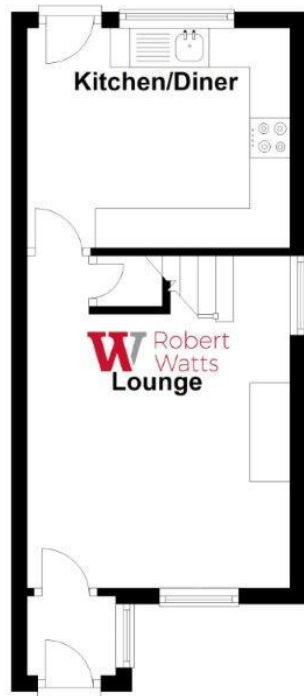
OUTSIDE

Open aspect garden to the front, driveway to the side leading to a larger than expected garden to the rear with raised deck seating area, patio and lawns

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



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		87
(69-80) C	70	
(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	