



93 Poplar Grove, Off Moore Avenue, Bradford, BD7 4LL

**** VIEWING STRONGLY ADVISED **** Excellent stone built THREE BEDROOM semi detached house situated within this sought after area of BD7, Horton Bank Top, ideal for many amenities, shops, schools and commute. This family accommodation comprises: vestibule, lounge, superb breakfast kitchen leading conservatory, two first floor bedrooms, quality FOUR PIECE bathroom and overall attic bedroom. Externally is off road parking to the front and pleasant gardens to the rear, low maintenance and ideal for entertaining. An internal inspection of this property is recommended to appreciate its size and standard to the fullest extent.

£223,000

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SIDE ENTRRANCE

Leading into the hall

LOUNGE 13'9" x 10'4" (4.2m x 3.15m)

Pleasant reception room with traditional coving and stripped polished wood flooring

KITCHEN 13'9" x 11'9" (4.2m x 3.58m)

Superb modern kitchen with an array of wall and base units. Solid wood worktops incorporating breakfast bar with butler style sink. Plenty of space for under counter appliances, range cooker set within the chimney breast and doubles doors leading to the conservatory

CONSERVATORY 9'7" x 7' (2.92m x 2.13m)

A great addition leading to the garden

BASEMENT

Useful store area with power and light

LANDING

Stairs leading to the attic room

BEDROOM ONE 13'9" x 10'4" (4.2m x 3.15m)

BEDROOM TWO 6'1" x 9' (1.85m x 2.74m)

BATHROOM

Family bathroom, four piece with corner bath, corner shower, sink and W.C. Fully tiled walls and Yorkshire stone effect flooring

OVERALL ATTIC ROOM 16'10" x 13'8" (5.13m x 4.17m)

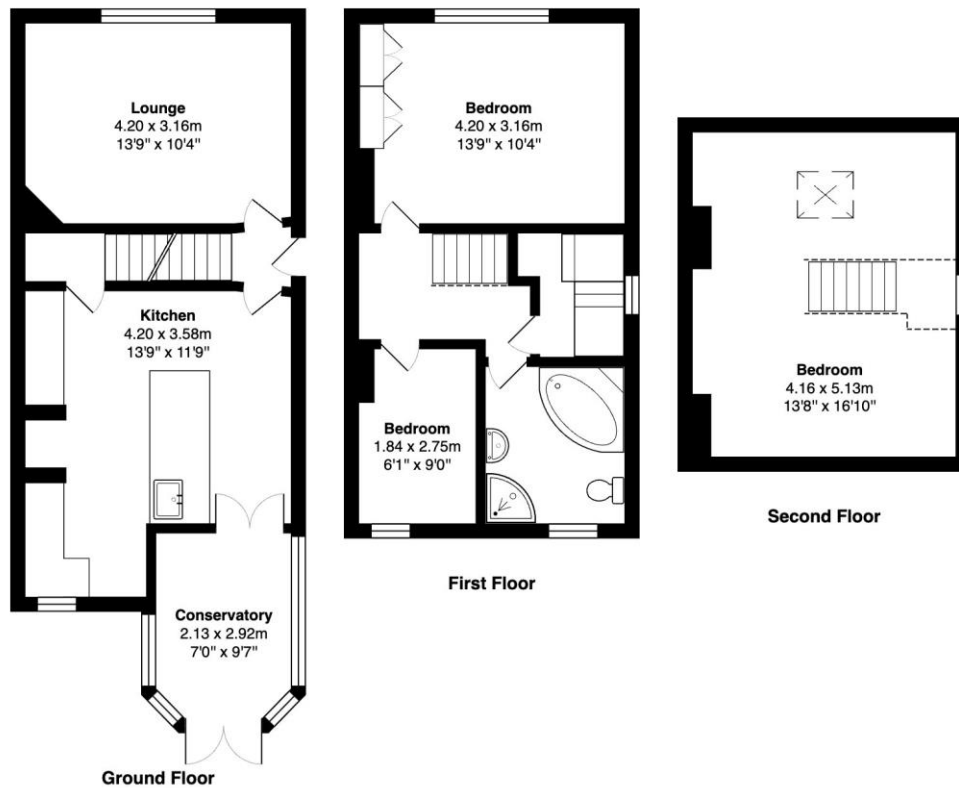
Gable and Velux windows. Under eave storage

OUTSIDE

Hard standing area to the front allowing off road parking. Low maintenance garden to the rear with paved area leading to a large decked area plus garden shed

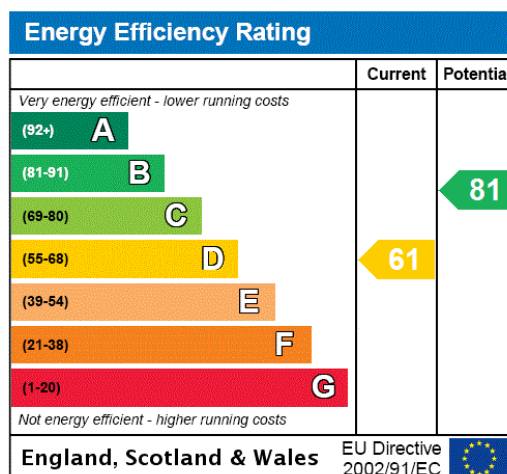
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 96.5 m² ... 1039 ft²

All measurements are approximate and for display purposes only



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