



## 175 Reeve Road, Wibsey, Bradford, BD6 3PU

**\*\* SUPERB FIRST TIME PURCHASE \*\* MODERN INNER TOWN HOUSE \*\* CENTRAL LOCATION FOR ALL VILLAGE AMENITIES \*\*** Viewing is strongly advised for this well presented property well placed for many amenities and transport links to city centre PLUS the motorway network M606/M62. Briefly comprising; entrance hall with cloakroom off, lounge and dining kitchen with patio doors leading to the rear garden which enjoys a southerly aspect. TWO BEDROOMS and bathroom to the first floor. Benefitting further from GCH and DG plus allocated parking to the rear.

**£129,950**

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## **ENTRANCE HALL**

With guest cloakroom off

## **CLOAKROOM**

Sink and W.C

## **LOUNGE 13'7" x 9'10" (4.14m x 3m)**

Feature fireplace

## **DINING KITCHEN 13' x 7'11" (3.96m x 2.41m)**

Fitted kitchen with a selection of wall and base units, worktops sink and drainer. Plumbing for washer, oven hob and extractor. Patio doors leading to the rear

## **FIRST FLOOR**

Landing area with loft access

## **BEDROOM ONE 13'1" x 8'9" (4m x 2.67m)**

Overstair store cupboard and two windows

## **BEDROOM TWO 13'1" x 7'4" (4m x 2.24m)**

Two windows

## **HOUSE BATHROOM**

Three piece suite with shower over bath

## **OUTSIDE**

Open lawn aspect to the front. Enclosed gardens to the rear with partial composite fencing. Mainly paved and garden shed. Allocated parking bay to the rear

## **FURTHER INFORMATION**

Council Tax - Band B

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.

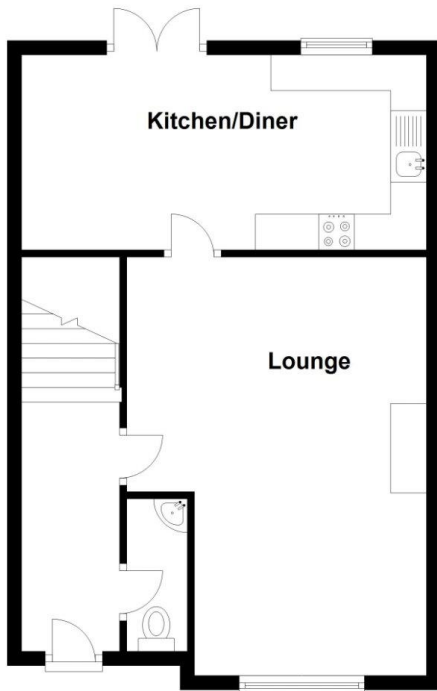
Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.

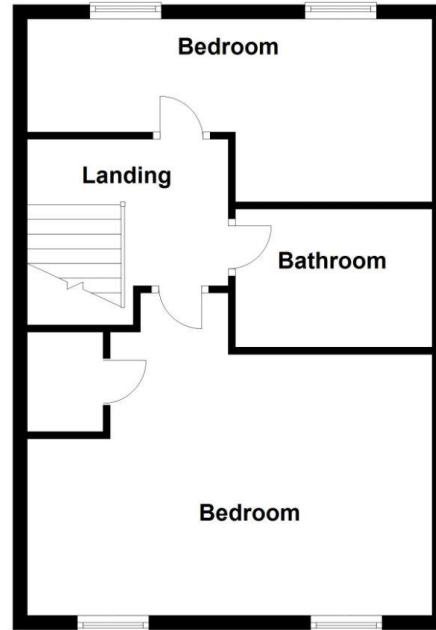




**Ground Floor**



**First Floor**



Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

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+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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