



28 Carr Bottom Grove, Bankfoot, Bradford, BD5 9AL

** ENVIABLE PLOT POSITION ** PLANS APPROVED FOR EXTENSION AND LOFT CONVERSION ** WELL PRESENTED THROUGHOUT ** Situated within this increasingly popular area of Bankfoot is this well presented SEMI DETACHED property offering THREE BEDROOM accommodation and being further enhanced with modern dining kitchen and CONSERVATORY! Additionally are gardens to the front with driveway leading to DETACHED GARAGE and large gardens to the rear. We feel this is an excellent family home which is able to get additional accommodation should one wish. PLANNING APPLICATION NUMBER: 20/02492/HOU

£170,000

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ENTRANCE HALL

Stairs to the first floor

LOUNGE 11'5" x 12'10" (3.48m x 3.9m)

Feature fireplace

DINING KITCHEN 15' x 11' (4.57m x 3.35m)

Modern fitted kitchen with a selection of wall and base units finished in high gloss. Worktops, sink and drainer. Oven, hob and extractor, plumbing for washer. Pantry understair and double doors leading to conservatory

CONSERVATORY 10'10" x 9' (3.3m x 2.74m)

Great addition overlooking gardens

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 13'3" x 9'7" (4.04m x 2.92m)

Fitted bedroom furniture

BEDROOM TWO 9'7" x 10'9" (2.92m x 3.28m)

BEDROOM THREE 7'6" x 4'11" (2.29m x 1.5m)

BATHROOM

Three piece bathroom suite

OUTSIDE

Garden to the front with block paved driveway leading to detached garage. Large plot to the rear with tiered gardens, paved seating areas and Astro Turf lawn. Planning submitted for extension

FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

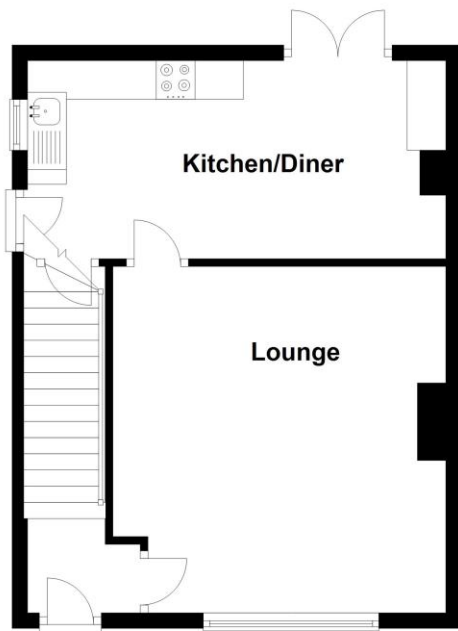
MORTGAGES

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.

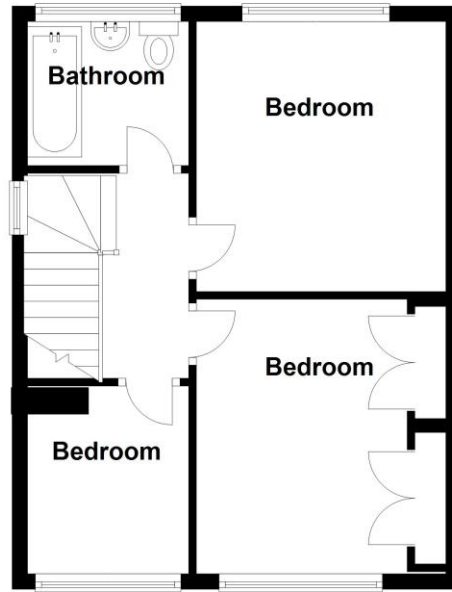
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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. 77.0 sq. metres (828.8 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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