



9 Watty Hall Avenue, Wibsey, Bradford, BD6 3AJ

**** NOT WHAT IT APPEARS FROM THE OUTSIDE ** STUNNING LOWER GROUND FLOOR CONVERSION**
**** VERSITILE LIVING ACCOMMODATION **** Viewing is strongly advised for this SEMI DETACHED BUNGALOW briefly comprising: Entrance hall, lounge, kitchen, TWO BEDROOMS and bathroom. An amazing lower ground floor conversion with an additional living area, patio doors leading to the gardens, large kitchen and wash facilities plus plenty of storage. The lower ground floor lends itself to a separate annex with some minor alterations should one wish. Externally are pleasant gardens to the front and rear with driveway. Situated within a cul de sac location and ideal for many amenities on offer. SIMPLY MUST BE VIEWED TO APPRECIATE

£217,500

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ENTRANCE Side entrance leading into the kitchen

LOUNGE 10'7" x 15'11" (3.23m x 4.85m)

DINING KITCHEN 11'2" x 8'11" (3.4m x 2.72m)

Fitted kitchen with a selection of wall and base units. Worktops with Belfast sink, double oven, separate hob and extractor. Integrated appliance to include dish washer, washing machine and fridge freezer. Tiled flooring

INNER HALL Loft access

BEDROOM ONE 10'7" x 11'10" (3.23m x 3.6m)

Fitted wardrobes

BEDROOM TWO 8'11" x 8'3" (2.72m x 2.51m)

BATHROOM Three piece white suite. Fully tiled

LOWER GROUND FLOOR

SITTING ROOM 10'8" x 21'9" (3.25m x 6.63m)

A great room which could be utilised for a number of uses. Laminate flooring and patio doors to the rear

KITCHEN 20'4" x 7' (6.2m x 2.13m)

Fitted kitchen with base units, worktops, sink and drainer. Plumbing for washer and large walk in storage area

WASH ROOM Sink and W.C

STORAGE ROOM 6'4" x 7' (1.93m x 2.13m)

Off from kitchen with power and light

STORAGE ROOM 8'6" x 5'1" (2.6m x 1.55m)

With power and light

OUTSIDE Pleasant gardens to the front. Driveway to the side and lovely gardens to the rear

FURTHER INFORMATION Council Tax - Band C

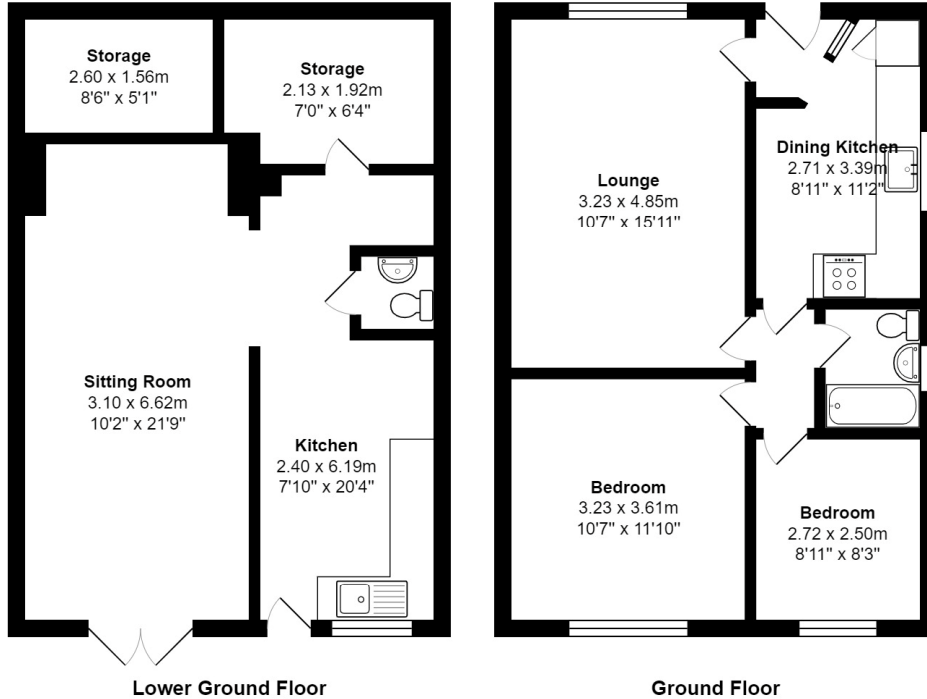
Tenure - Freehold

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.

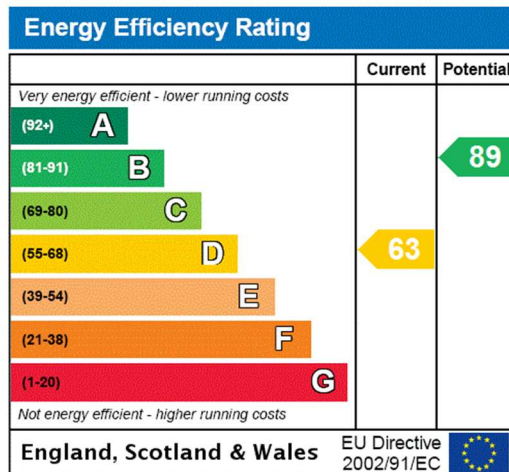
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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





Total Area: 94.4 m² ... 1016 ft²

All measurements are approximate and for display purposes only



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