



## 139 Brownroyd Hill Road, Wibsey, Bradford, BD6 1RU

\*\* OFFERED WITH NO CHAIN \*\* MATURE SEMI DETACHED HOUSE \*\* Viewing is strongly advised for this family sized semi detached property offering THREE BEDROOMS, TWO RECEPTION ROOM accommodation. The property is further enhanced with modern kitchen GCH DG and low maintenance gardens to front and rear with driveway leading to garage. In need of some cosmetic updating we feel this will appeal to all family buyers. Situated within Wibsey, ideal for many amenities, schools and commute to the city centre

£199,000

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## HALLWAY

## DOWNSTAIRS WC

**LOUNGE 13'10" x 11' (4.22m x 3.35m)**

**DINING ROOM 11' x 10' (3.35m x 3.05m)**

**KITCHEN 8' x 7' (2.44m x 2.13m)**

Well equipped kitchen, with built in oven, hob and extractor fan

## LANDING

**BEDROOM ONE 14' x 9' (4.27m x 2.74m)**

**BEDROOM TWO 11' x 8'3" (3.35m x 2.51m)**

**BEDROOM THREE 8' x 7'11" (2.44m x 2.41m)**

## BATHROOM

White bathroom suite. Store cupboard

## OUTSIDE

Small garden to the front. Driveway to the side, leading to the garage. Low maintenance garden at the rear

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: 89.3 m<sup>2</sup> ... 961 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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