



## 7 Watty Hall Avenue, Wibsey, Bradford, BD6 3AJ

SPLIT LEVEL SEMI DETACHED BUNGALOW! Fantastic use of space to the lower ground floor to great an annex with lots of storage! Situated within the cul de sac location is this lovely OVERALL THREE BEDROOM TWO RECEPTION ROOM property which has versatile accommodation which will appeal to a variety of buyers.. Briefly comprising: breakfast kitchen, lounge, wet room and two bedrooms to the first floor, lounge, kitchenette, bedroom, bathroom and two large store areas to the lower ground floor. Externally are pleasant gardens to front and rear with driveway leading to garage, VIEWING IS ADVISED!

£220,000

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## ENTRANCE HALL

### **KITCHEN 8'11" x 12'5" (2.72m x 3.78m)**

Good size kitchen with a selection of wall and base units. Worktops, sink and drainer. Splash back tiled wall, oven, hob and extractor.

### **LOUNGE 10'8" x 16' (3.25m x 4.88m)**

Feature fireplace housing electric fire

### **BEDROOM ONE 10'8" x 11'7" (3.25m x 3.53m)**

Double bedroom with wardrobes

### **BEDROOM TWO 8'11" x 8'1" (2.72m x 2.46m)**

## WET ROOM

Walk in wet room, fully tiled, sink and W.C

## LOWER GROUND FLOOR

A useful area that can be a self contained Annex

### **LOUNGE 10'6" x 12'8" (3.2m x 3.86m)**

Good size with patio doors leading to the gardens, electric fire and access to store

### **BEDROOM 8'11" x 8'4" (2.72m x 2.54m)**

Double bedroom

### **UTILITY ROOM 8'11" x 5'9" (2.72m x 1.75m)**

Base units, plumbing for washer and pantry

## BATHROOM

Three piece white suite

### **STORE ONE 10'6" x 9'3" (3.2m x 2.82m)**

### **STORE TWO**

## OUTSIDE

Gardens to the front with lawn and borders. Driveway to the side leading to the garage. Pleasant gardens to the rear with decked seating area, lawn and shed

## FURTHER INFORMATION

Council Tax - Band C

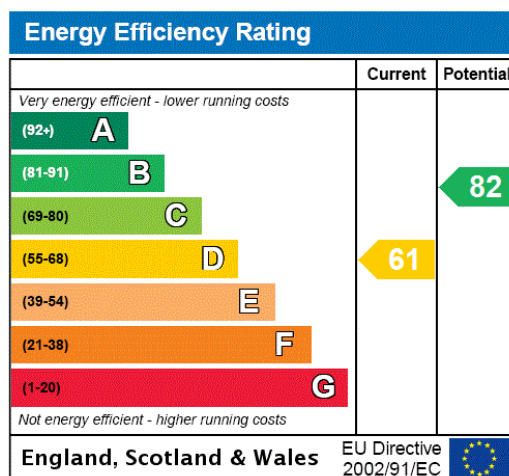
Tenure - Freehold

**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.







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