



15 Torre Grove, Bradford, BD6 3PG

**** LARGE GARDENS TO THE REAR ** OFFERED WITH NO CHAIN **** Viewing is strongly advised for this END TOWN HOUSE which briefly comprises: entrance hall, lounge, modern dining kitchen and bathroom plus THREE BEDROOMS. Well presented throughout, benefitting further from GCH and DG and a parking for SEVERAL CARS to the front. To the rear the gardens are ideal for family entertainment with the large decked seating area, enclosed astroturf lawn area leading up to an additional garden with large shed and greenhouse. The property also lends itself to possible extension subject to relevant permissions.

£140,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **T** @robertwatts_

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ENTRANCE HALL

LOUNGE 12'6" x 12'10" (3.8m x 3.9m)

Feature fireplace housing gas fire. Laminate flooring

DINING KITCHEN 16'2" x 7'8" (4.93m x 2.34m)

Modern fitted kitchen with a selection of wall and base units. Built in matching units to alcove. Worktops with splash back walls. Oven, hob, extractor and plumbing for washer. Tilt and turn door to rear

LANDING AREA

Loft access

BEDROOM ONE 11'8" x 9'11" (3.56m x 3.02m)

BEDROOM TWO 9'11" x 9'1" (3.02m x 2.77m)

Store cupboard

BEDROOM THREE 7'5" x 5'9" (2.26m x 1.75m)

SHOWER ROOM

Shower cubicle, vanity style sink and W.C

OUTSIDE

Hard standing area to the front allowing parking for several cars which extends to the side. Large gardens to the rear with decked seating area leading to Astro Turf lawn, ideal for family entertainment. The garden extends further back with large shed and greenhouse

FURTHER INFORMATION

Council Tax - Band A

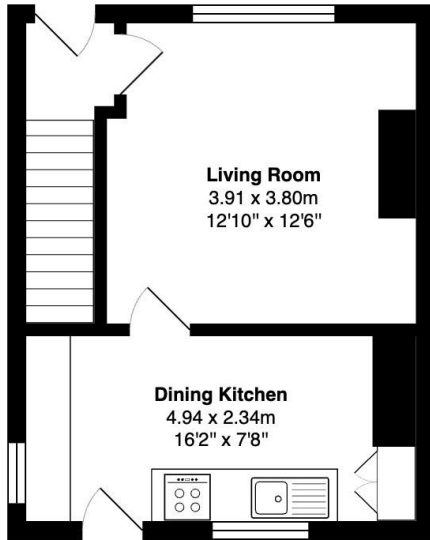
Tenure - Freehold

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.

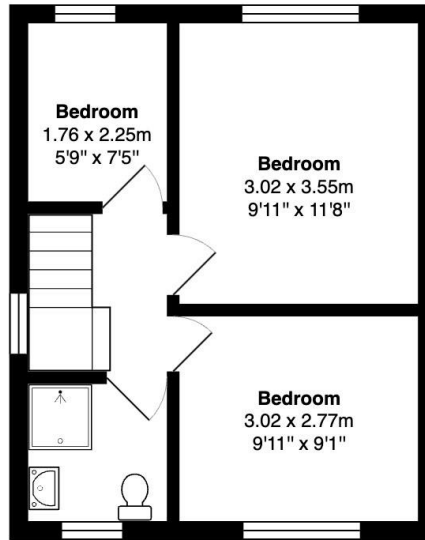
Your home may be repossessed if you do not keep up to repayments on your mortgage.

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: 62.2 m² ... 669 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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