



157 Wibsey Park Avenue, Wibsey, Bradford, BD6 3QD

**** OFFERED WITH NO CHAIN ** VIEWING IS HIGHLY ADVISED** for this LARGER STYLE OF TERRACE. Currently providing THREE BEDROOM, TWO RECEPTION ROOMS there is plenty of scope for further living accommodation within the Attic and basement rooms (subject to relevant permissions). Maintaining many original features and forming part of this sought after locality being well placed for MANY Wibsey village amenities including shops, pubs, library and schools. We feel this will suit a variety of buyers and offers the opportunity to provide a lovely family home. Contact our Wibsey office to arrange your viewing today

£165,000

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Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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HALLWAY access to the lounge, dining room and first floor

LOUNGE 10'8" x 14'7" (3.25m x 4.45m)

Bay window and feature fireplace

DINING ROOM 12'6" x 13'5" (3.8m x 4.1m)

KITCHEN 4'8" x 9'4" (1.42m x 2.84m)

An array of wall and base units. Worktops, sink and drainer. Electric oven and gas hob

LANDING

MASTER BEDROOM 11'5" x 13'3" (3.48m x 4.04m)

Good size master bedroom

BEDROOM TWO 8'6" x 10'4" (2.6m x 3.15m)

ATTIC BEDROOM THREE 11'8" x 18'2" (3.56m x 5.54m)

BATHROOM

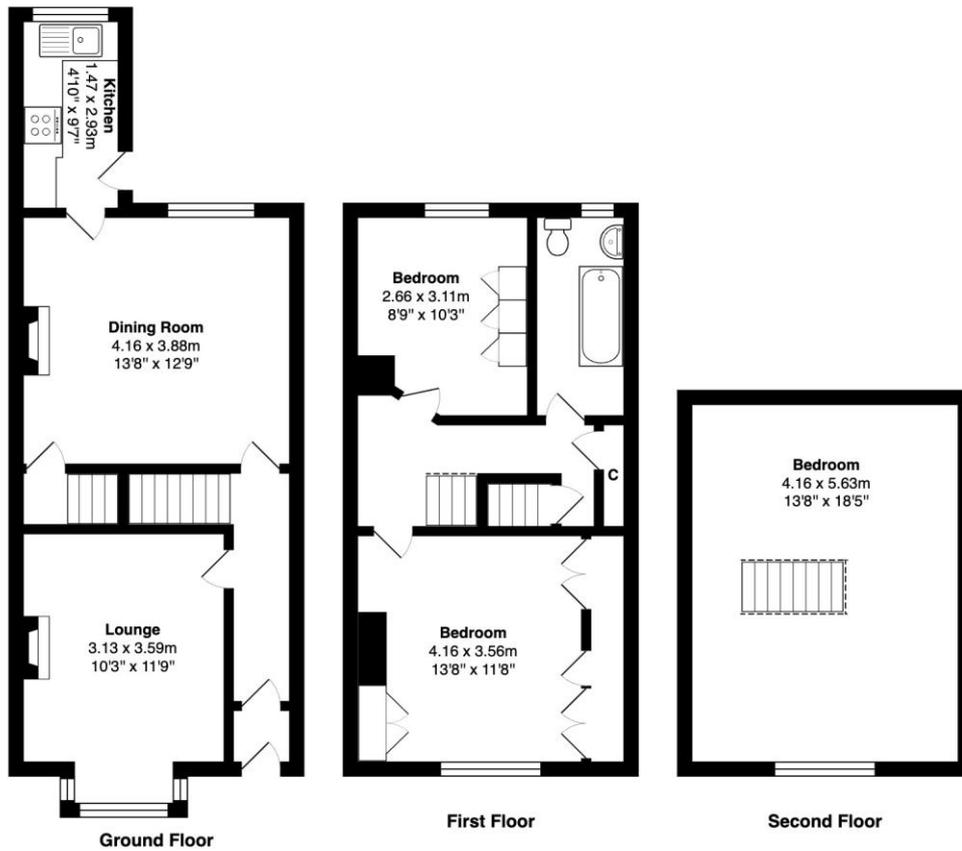
Fully tiled family bathroom with three piece suite to include panelled bath with shower over, sink and W.C

OUTSIDE

Paved garden to the front with wrought iron railings and gate. Paved rear garden which is south facing

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: 100.2 m² ... 1079 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		84
(69-80) C		
(55-68) D	59	
(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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