



## 96 Moore Avenue, Wibsey, Bradford, BD6 3JE

\*\*\* IMPRESSIVE CORNER PLOT POSITION \*\* COMMANDING PERIOD STYLE SEMI DETACHED \*\*

Sit on an enviable plot is this lovely spacious THREE BEDROOM, TWO RECEPTIONS TWIN BAY property. Having versatile accommodation there is VAST POTENTIAL to create additional living space (subject to the relevant permissions). Benefitting from an abundance of traditional features, GCH and Maj. DG and large attic space PLUS under house basement area, the property is in need of some modernising, updating throughout. Externally are well attended gardens to front and side with block paved area to rear allowing parking for several cars and detached garage. We expect a high level of demand for this property and strongly urge early arrangement of viewing.

**Offers Over £250,000**

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## **ENTRANCE VESTIBULE**

Leading through to hallway.

## **ENTRANCE HALL**

Open stairs to first floor. Picture rail and access to basement.

## **LOUNGE 11'3" (3.43) x 15'1" (4.6) Max into bay**

Good size lounge with traditional coving and feature fireplace.

## **SITTING ROOM 11.3 x 15.8**

Another good size reception room with decorative panelled walls and picture rail, bay window and feature fireplace.

## **KITCHEN 6.1 x 9**

Selection of fitted units, worktop with sink and drainer, cooker point, serving hatch and tiled walls.

## **REAR PORCH**

## **BASEMENT**

A great space that could be converted (subject to permissions) The area is currently used as a storage and utility area. External access door leading to the rear.

## **FIRST FLOOR**

### **LANDING AREA**

### **BEDROOM 1 11.6 x 15.7**

Spacious main bedroom.

### **BEDROOM 2 11.6 x 12.4**

### **BEDROOM 3 6.7 x 9**

## **WETROOM**

Shower and sink with basin, towel cupboard.

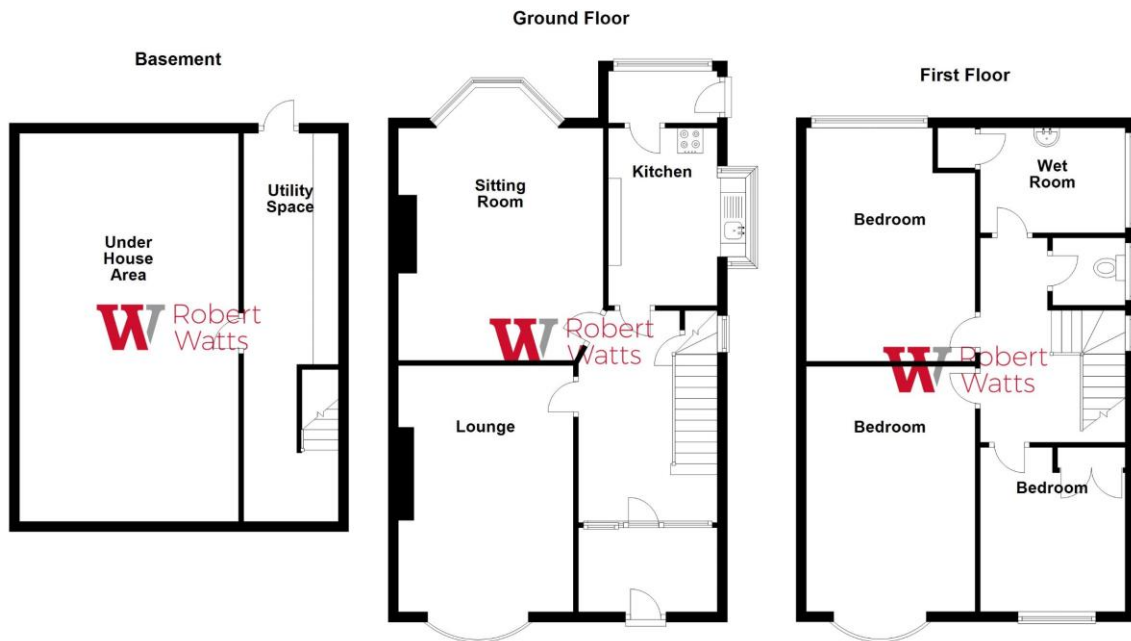
## **SEPERATE W/C**

## **OUTSIDE**

Sat on a fantastic corner plot with pleasant well maintained gardens to the front and side. Driveway to rear leading to garage and external access to the basement. A large plot with a vast extension opportunity (subject to permissions).

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: approx. 173.3 sq. metres (1865.7 sq. feet)  
 Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
 Plan produced using PlanUp.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>84</b> |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>61</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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