



## 643 Halifax Road, Bradford, BD6 2QS

**\*\* SUPERB CORNER PLOT POSITION \*\* VAST AMOUNT OF SCOPE \*\*** Set back from the main Halifax Road, is this lovely family sized SEMI DETACHED which offers spacious accommodation throughout. The property has been recently re-wired and is in need of decoration and minor cosmetic repair, yet the plot in which it sits shows its true value! Briefly comprising: entrance hall, lounge with doors through to the conservatory and dining kitchen. THREE GOOD SIZE BEDROOMS and family bathroom. Externally, are gardens to the front, driveway and large gardens to the rear. Well placed for amenities, public transport to Bradford and Halifax plus the motorway links a short distance away. VIEWING ADVISED

Offers Over £150,000

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## **ENTRANCE HALL**

Stairs to first floor

## **LOUNGE 11;0'4" x 20' (11;0.1m x 6.1m)**

Good size with feature fireplace and patio doors to the conservatory

## **DINING KITCHEN 11' x 18' (3.35m x 5.49m)**

Fitted kitchen with a selection of wall and base units. Worktops to include breakfast bar and space for under counter appliances. Oven, hob, extractor and plumbing for washer. Two useful store cupboards and access to the rear

## **CONSERVATORY 20'6" x 5'3" (6.25m x 1.6m)**

A great addition which is in need of repair

## **FIRST FLOOR**

Landing area with loft access

## **BEDROOM ONE 11'2" x 10'10" (3.4m x 3.3m)**

## **BEDROOM TWO 11'4" x 13'10" (3.45m x 4.22m)**

## **BEDROOM THREE 8'3" x 8'6" (2.51m x 2.6m)**

## **FAMILY BATHROOM**

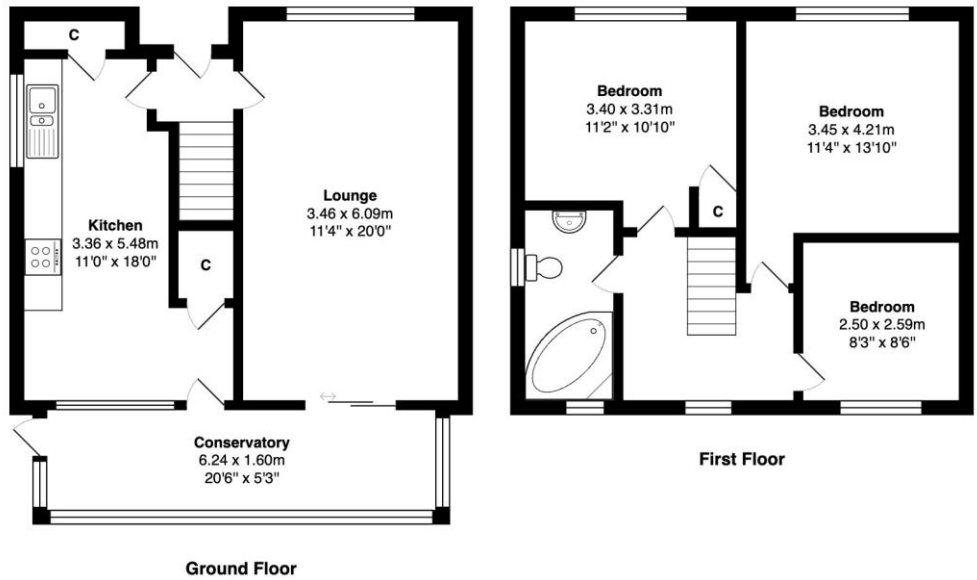
Corner bath with shower over, sink and W.C. Fully Tiled

## **OUTSIDE**

Gardens to the front, driveway to the side and large lawned gardens to 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: 94.8 m<sup>2</sup> ... 1020 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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