



## 15 Oakdale Avenue, Wibsey, Bradford, BD6 1RP

**\*\* LOVELY TRADITIONAL FAMILY SIZED SEMI DETACHED \*\* CENTRAL VILLAGE LOCATION \*\*** Viewing is strongly advised for this semi detached property which is tastefully decorated throughout, high ceilings and many traditional features. Briefly comprising: Entrance Hallway with open stairs to first floor and useful basement area, TWO GOOD SIZE RECEPTION ROOMS and modern fitted kitchen with integrated appliances. THREE BEDROOMS and modern bathroom PLUS LARGE LOFT SPACE which some may look to convert (subject to the relevant permissions). Externally, are pleasant gardens to the front and rear with driveway. Ideal for all the amenities Wibsey has to offer. Short distance from primary schools and well placed for the motorway commute M606/M62.

£220,000

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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## ENTRANCE HALLWAY

Inviting entrance hallway with open stairs to the first floor and basement access

## LOUNGE 15'7" (4.75) max into bay x 13'3" (4.04)

Great size reception room with feature fireplace

## DINING ROOM 13'9" x 13'3" (4.2m x 4.04m)

Traditional coving and ceiling rose, feature fireplace

## KITCHEN 9'2" x 9'8" (2.8m x 2.95m)

Fitted in August 2022 with a selection of wall and base units. Worktops, sink and drainer. Integrated fridge freezer, dishwasher, microwave, oven, hob and extractor

## BASEMENT

Useful lower ground floor area currently used as a utility

## FIRST FLOOR

Landing area with loft access

## BEDROOM ONE 13'8" (4.17) x 11'1" (3.38) plus robes

Wall to wall sliding door fitted wardrobes

## BEDROOM TWO 11'1" (3.38) x 12'6" (3.8) plus robes

Sliding door fitted wardrobes

## BEDROOM THREE 10'3" x 9'4" (3.12m x 2.84m)

## LOFT AREA

Large loft area with plenty of height, accessed via pull down ladder with power and light

## BATHROOM

Family sized bathroom with three piece white suite

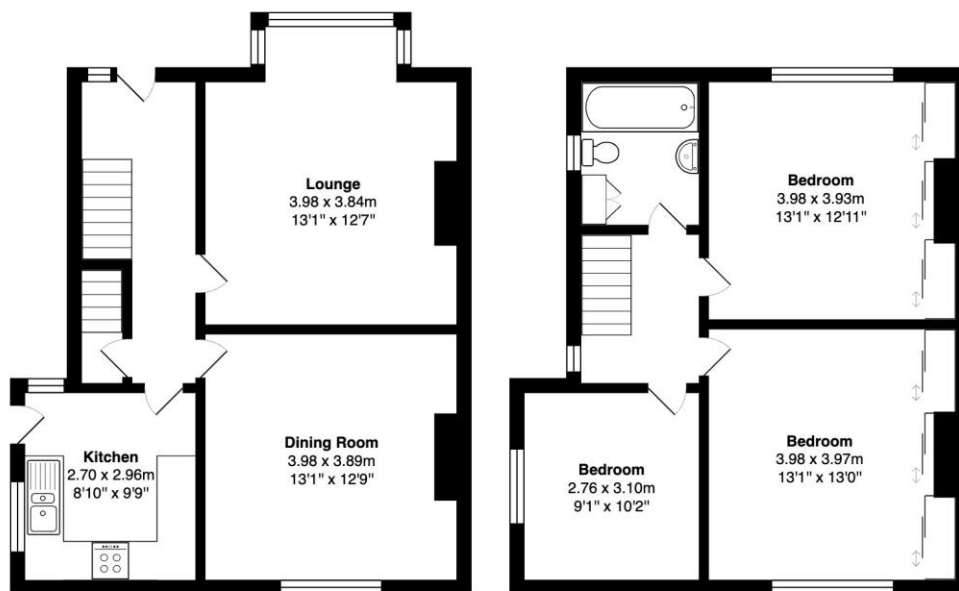
## OUTSIDE

Gardens to the front and rear with driveway

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: 100.9 m² ... 1086 ft²

All measurements are approximate and for display purposes only

