



8 Gracy Fold, Bradford, BD6 3FE

**** STUNNING MODERN END TOWN HOUSE ** LOVELY ENCLOSED GARDENS TO THE REAR ** VIEWING STRONGLY ADVISED** for this good size family home which has accommodation set over three floors and briefly comprises: entrance hallway with cloakroom, dining kitchen with fitted appliances, lounge, two double bedrooms and house bathroom to the first floor with the second floor being dedicated to the Master bedroom with en-suite facilities. Additional benefits include GCH, DG, alarm and external electric charging points. Externally is off road parking to the front and large landscaped gardens to the rear ideal for family entertainment. Well placed for many amenities, schools and commute.

£215,000

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ENTRANCE HALLWAY

Stairs to the first floor and cloakroom

CLOAKROOM

Sink and W.C

LOUNGE 14'9" x 13'8" (4.5m x 4.17m)

Good size lounge with patio doors leading out to the rear garden

DINING KITCHEN 11'6" x 13'8" (3.5m x 4.17m)

With an array of wall and base units, worktops with sink and drainer. Built in appliances to include fridge freezer, oven, hob and extractor, dishwasher and washer. Space for dining table

FIRST FLOOR

BEDROOM TWO 14'9" x 9' (4.5m x 2.74m)

Two windows allowing plenty of natural light

BEDROOM THREE 8'1" x 9'8" (2.46m x 2.95m)

BATHROOM

Three piece white suite

OFFICE SPACE

A useful area which provides access to the second floor

SECOND FLOOR

Dedicated to the master en-suite

MASTER BEDROOM 18'8" x 14'9" (5.7m x 4.5m)

Fitted mirror door sliding wardrobes

EN-SUITE

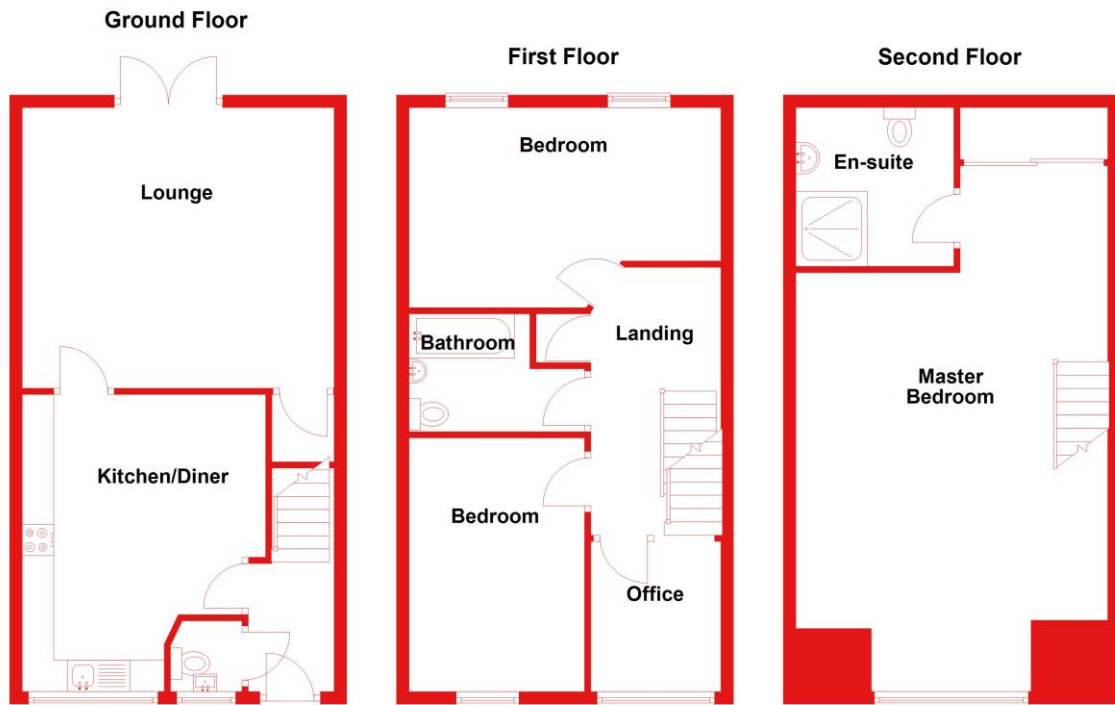
Oversized shower cubicle, sink and W.C

OUTSIDE

Off road parking to the front of the property. Lovely, landscaped garden to the rear with Indian stone patio which continues to the side and Astro Turf lawn

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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