



98 Moore Avenue, Wibsey, Bradford, BD6 3JE

** OFFERED WITH NO CHAIN ** PERIOD STYLE SEMI DETACHED WITH VAST POTENTIAL ** LARGE BASEMENT AREA ** IMPRESSIVE TWIN BAY SEMI DETACHED. 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 PART DG and large attic space PLUS under house basement area with concrete flooring and external access. The property is in need of some modernising, updating throughout. Externally, are well attended gardens to front with driveway leading to a matching detached garage and pleasant gardens to the rear.

Offers Over £250,000

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ENTRANCE PORCH

Leading to the hallway

HALLWAY

With open stairs leading to the first floor and access to the basement

KITCHEN 9'5" x 6'1" (2.87m x 1.85m)

Traditional kitchen with built in draws and cabinets, sink and drainer unit. Worktops, plumbing for washer and electric cooker point

LOUNGE 11'8" (3.56) x 14'8" (4.47) max into the bay window

Fireplace and ceiling rose

SITTING ROOM 15'5" (4.7) max into bay x 11'8" (3.56)

Another good size room with solid wood fireplace

BASEMENT

Large basement area with concrete flooring, power and light. Additional room which has an external access door, plumbing and Belfast sink. Understair store area

FIRST FLOOR

With loft access

LOFT

Part boarded with skylight

BEDROOM ONE 14'8" max x 11'2" (4.47m max x 3.4m)

BEDROOM TWO 11'2" x 12'5" (3.4m x 3.78m)

Fitted wardrobes

BEDROOM THREE 7'5" x 9'1" max (2.26m x 2.77m max)

Cupboard over stairhead

BATHROOM

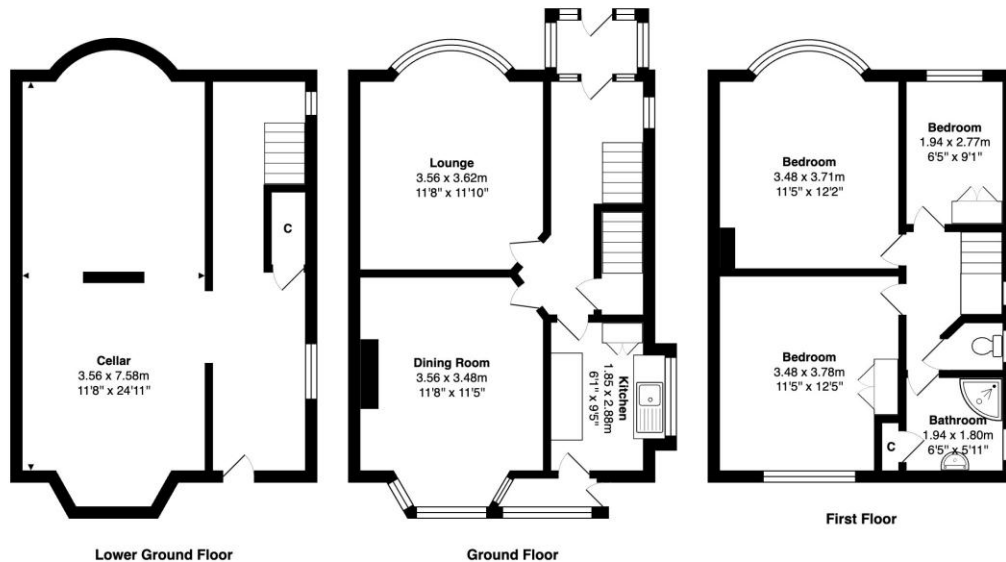
Shower cubicle, sink and W.C

OUTSIDE

Well tended gardens to the front, driveway to the side allowing parking for serval cars and clearly shows scope for extension which leads to a detached garage with pitch roof. Pleasant 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: 134.8 m² ... 1451 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	60	
(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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