



## 20 Braine Croft, Wibsey, Bradford, BD6 2JF

**\*\* VIEWING STRONGLY ADVISED \*\* LOVELY MODERN INNER TOWN HOUSE \*\* IDEAL FIRST TIME PURCHASE/YOUNG FAMILY HOME \*\***

Situated within this increasingly sought after part of BD6 just of Farfield Avenue, is this well presented throughout INNER TOWN HOUSE which has been recently decorated throughout and NEW BATHROOM installed. Briefly comprising: entrance hallway with cloakroom, kitchen and good size lounge with two patio doors leading to the enclosed low maintenance garden. TWO DOUBLE BEDROOMS to the first floor and house bathroom. Externally are gardens to the front and driveway leading to the garage. Ideal for many amenities, schools and commute to Halifax/Bradford. BOOK YOUR VIEWING TODAY

**£160,000**

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## **ENTRANCE HALLWAY**

Cloakroom Off

## **CLOAKROOM**

Sink and w/c

## **KITCHEN 11'10" x 7'5" (3.6m x 2.26m)**

Selection of wall and base units, worktops with sink and drainer, oven, hob and extractor. Plumbing for washer and dishwasher, space for fridge freezer.

## **LOUNGE 14'6" x 10'2" (4.42m x 3.1m)**

Decorative part panelled walls and two patio doors leading out onto the gardens. Useful under stair store

## **FIRST FLOOR**

Landing area

## **BATHROOM**

Recently fitted three piece bathroom suite with shower over bath and screen, sink and w/c

## **BEDROOM ONE 14'7" x 8'8" max (4.45m x 2.64m max)**

Good size main bedroom with 2 windows allowing plenty of natural light

## **BEDROOM TWO 14'7" x 7'7" (4.45m x 2.3m)**

Another good size double with built in storage and fitted wardrobe space

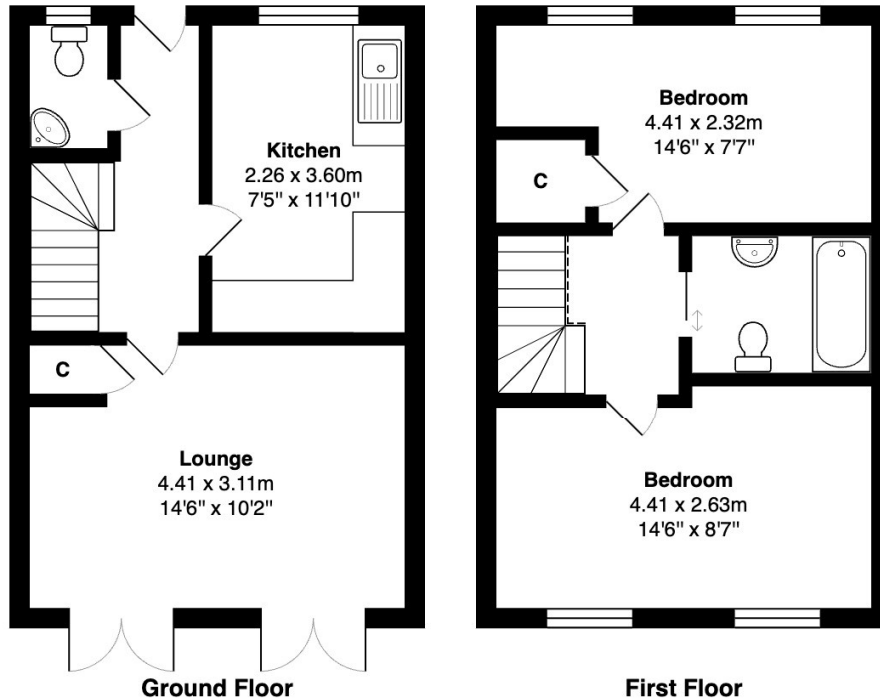
## **OUTSIDE**

Astroturf to the front. Enclosed gardens to the rear with astroturf and large patio area. Driveway to the garage which has a side door leading into the rear gardens

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: 60.6 m<sup>2</sup> ... 652 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</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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