



123 Wibsey Park Avenue, Wibsey, Bradford, BD6 3QD

OFFERED WITH NO CHAIN! A LOVELY EXAMPLE OF ITS TYPE! We strongly urge early arrangement of viewing for this traditional INNER TERRACED HOUSE which offers spacious accommodation throughout. Briefly comprising: entrance vestibule leading through to the hallway, lounge and large breakfast kitchen which is well equipped, leads through to a CONSERVATORY and basement. TWO DOUBLE BEDROOMS and family bathroom plus a large overall attic bedroom which could easily be split! Benefitting further from GCH and DG the property offers gardens to the front and rear. Overlooking Wibsey Park and well placed for many amenities that Wibsey has to offer to include schools, shops and transport links.

£180,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

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ENTRANCE VESTIBULE

HALLWAY

Laminate flooring, stairs leading to the first floor and access to the basement

LOUNGE 12' x 11'9" (3.66m x 3.58m)

Bay window, ornate coving and tradition fireplace inset into the chimney breast with marble effect surround

BREAKFAST KITCHEN 15'7" x 12'1" (4.75m x 3.68m)

An impressive room with an array of quality, wall and base units to include display cabinets, worktops with breakfast bar sink and drainer. Many integrated appliances to include double oven, gas hob with canopy extractor, fridge, freezer and wine cooler. Plumbing for washer and dishwasher. Open arch leads to the conservatory

CONSERVATORY 9'2" x 10'5" (2.8m x 3.18m)

A great addition with tiled flooring and door leading to the rear gardens

BASEMENT

A great space with power and light

FIRST FLOOR

Landing are with stairs to the attic bedroom and useful store cupboard

BEDROOM ONE 15'7" x 11'11" (4.75m x 3.63m)

Large master bedroom with plenty of fitted and built in bedroom furniture

BEDROOM TWO 10'5" x 12'2" (3.18m x 3.7m)

Another good size room with under stair cupboard and fitted cupboard

BATHROOM

Traditional bathroom, fully tiled with shower over bath, vanity style sink and W.C

ATTIC BEDROOM 12'5" x 19'1" (3.78m x 5.82m)

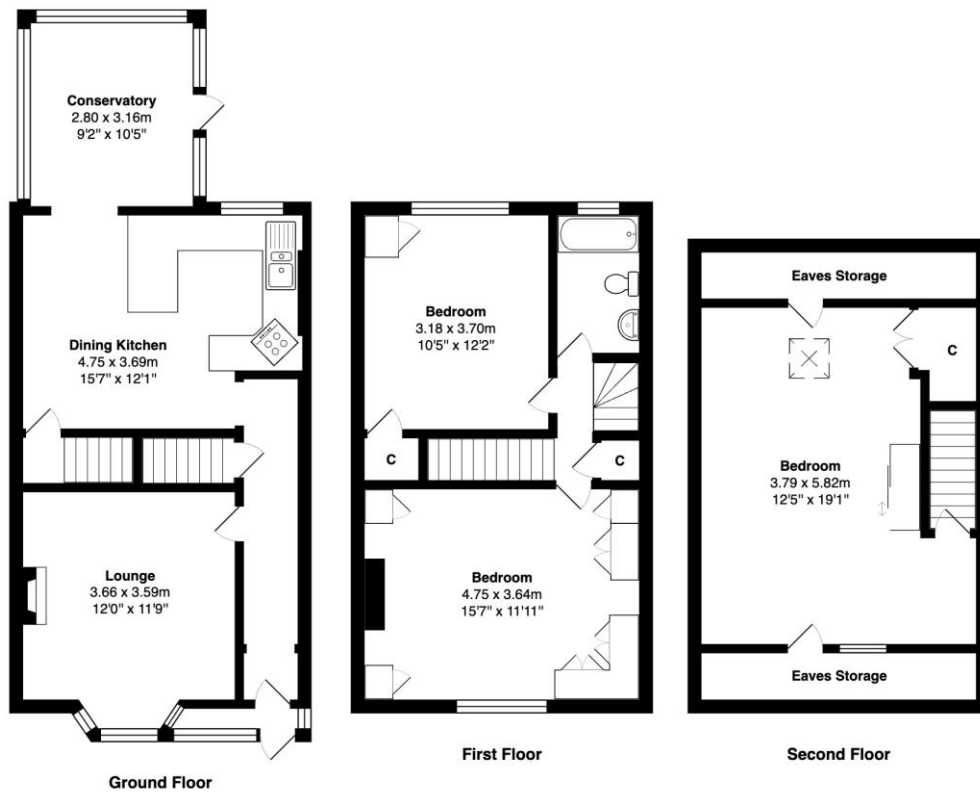
With potential to split. Fitted bedroom furniture and access to under eave store

OUTSIDE

Mainly paved with raised beds to the front. Lovely garden area to the rear with a raised deck seating area and Astro Turf lawn. A great space for family entertainment

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: 127.5 m² ... 1372 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		