



## 5 Auckland Road, Wibsey, Bradford, BD6 3AT

**\*\* OFFERED WITH NO CHAIN \*\* VAST AMOUNT OF POTENTIAL \*\* VIEWING STRONGLY ADVISED \*\***  
Situating just off Moore Avenue, BD6 is this lovely BAY WINDOW END TOWN HOUSE. Briefly comprising:  
lounge, dining kitchen, TWO BEDROOMS and bathroom. Externally, are pleasant gardens to the front,  
driveway to the side with out house and low maintenance gardens to the rear. Well placed for many local  
amenities, schools and commute we feel this will appeal to all variety of buyers and strongly urge early  
arrangement of viewing.

**£165,000**

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### ENTRANCE

Direct into the lounge

### LOUNGE 14'4" x 12'9" (4.37m x 3.89m)

Lovely size lounge with bay window and feature fireplace

### DINING KITCHEN 10'1" max x 8'10" (3.07m max x 2.7m)

Dining area with open arch leading to a selection of wall and base units, worktops with sink and drainer. Oven, hob and extractor. Plumbing for washer and space for freestanding appliances

### SIDE PORCH

With power and light

### FIRST FLOOR

Landing area with loft access

### BEDROOM ONE 14'4" x 12'10" (4.37m x 3.9m)

Good size master bedroom with a vanity style sink unit into the alcove

### BEDROOM TWO 12'4" max x 8'4" (3.76m max x 2.54m)

Built in store cupboard

### BATHROOM

Three piece coloured suite

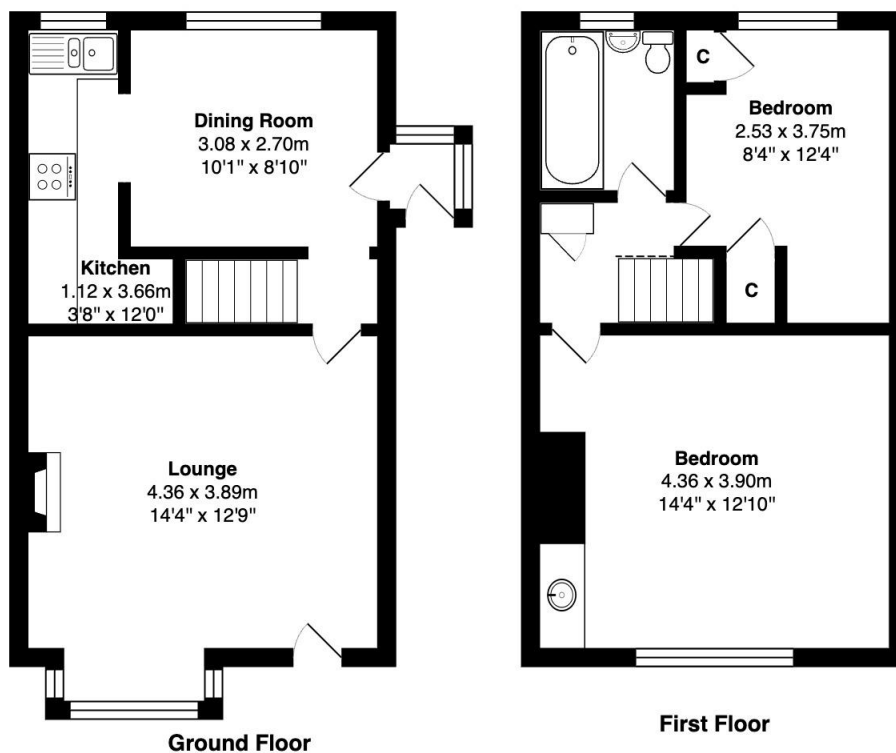
### OUTSIDE

Sat on a good size plot allowing plenty of potential for extension (subject to permissions). Gardens to the front, driveway to the side and permanent built outbuilding. Low maintenance gardens to the rear with under house store area

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: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		