



27 Torre Grove, Bradford, BD6 3PG

OFFERED WITH NO CHAIN ** LARGE CORNER PLOT POSITION **

Situated within a cul de sac position and lending itself to extension opportunity is this pleasant, popular style of SEMI DETACHED. Currently providing THREE BEDROOMS, lounge, dining kitchen and shower room. There are large gardens to three sides and off road parking. Popular for First time buyers, the property is close to amenities, schools and have good travel network. Viewing is strongly advised.

£150,000

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

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

27 Torre Grove, Bradford, BD6 3PG

ENTRANCE HALL

LOUNGE 12'8" x 12'6" (3.86m x 3.8m)

Feature fireplace

KITCHEN 15'10" x 7'10" (4.83m x 2.4m)

Selection of wall and base units finished in off white with splashback, worktops with sink and drainer, oven hob and extractor. Space for under counter appliances and plumbing for washer

LANDING With loft access

BEDROOM ONE 11'7" x 9'9" max (3.53m x 2.97m max)

BEDROOM TWO 9'11" x 9'3" max (3.02m x 2.82m max)

BEDROOM THREE 5'11" x 7'4" (1.8m x 2.24m)

SHOWER ROOM Corner shower cubicle, vanity style sink and w/c

OUTSIDE

Good size corner plot with gardens to three sides and off road parking. Vast potential for extension (subject to permissions).

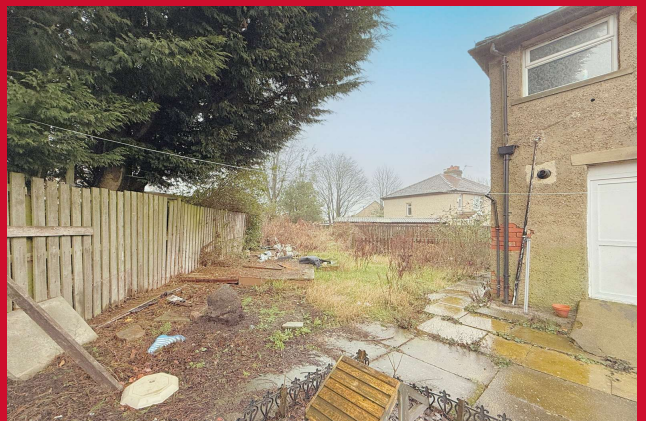
BUYERS DISCLAIMER

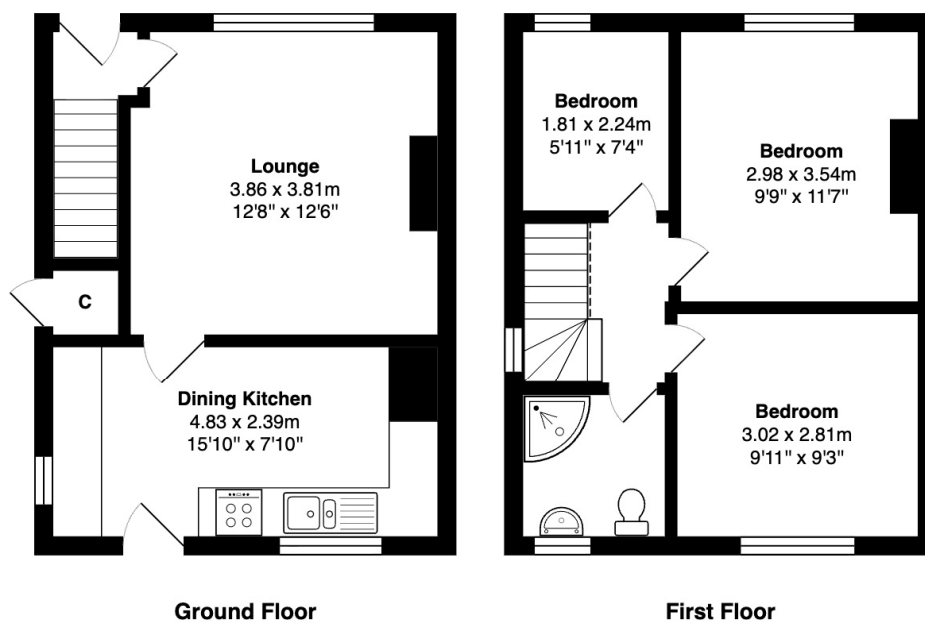
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited.

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: 62.3 m² ... 671 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		