



173 Carr Bottom Road, Bradford, BD5 9AH

**** SPACIOUS END TOWN HOUSE ** POPULAR RESIDENTIAL LOCATION **** Situated close to many amenities, schools and transport links is this spacious end town house offering THREE BEDROOM accommodation benefitting further from large dining kitchen, GCH DG, off road parking and low maintenance garden to the rear. We feel this will appeal to all variety of buyers and strongly urge early arrangement of viewing.

£170,000

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 HALL

Stairs to first floor

LOUNGE 11'10" x 13'8" (3.6m x 4.17m)

Feature fireplace housing gas fire

DINING KITCHEN 14'11" x 10'2" (4.55m x 3.1m)

With a selection of wall and base units, worktops with splashback, sink and drainer. Plumbing for washer and space for freestanding appliances. Patio doors leading to rear garden

FIRST FLOOR

Landing area

BEDROOM ONE 13'4" x 9'7" (4.06m x 2.92m)

Built in wardrobes to alcoves

BEDROOM TWO 9'7" x 10'11" (2.92m x 3.33m)

BEDROOM THREE 4'11" x 7'7" (1.5m x 2.3m)

BATHROOM

Three piece bathroom suite

OUTSIDE

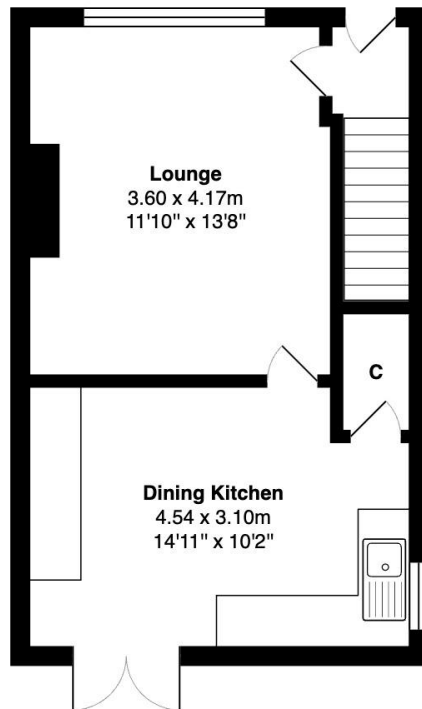
Off road parking to the front with gated access. Low maintenance garden to the rear with patio seating area and shed

BUYER DISCLAIMER

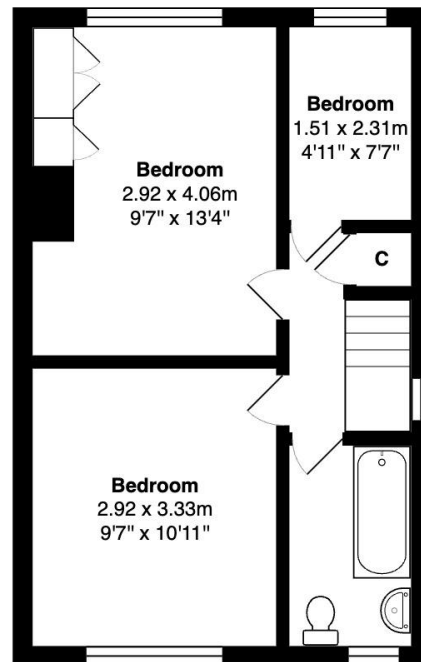
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Ground Floor



First Floor

Total Area: 67.4 m² ... 726 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	82 B
39-54	E		
21-38	F		
1-20	G		

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