



## 23 Astral View, Wibsey, Bradford, BD6 3AL

**\*\* OFFERED WITH NO CHAIN \*\* UNDERGONE EXTENSIVE REMEDIAL WORKS \*\* IDEAL YOUNG FAMILY HOME/FIRST TIME PURCHASE \*\*** Step inside this lovely INNER TOWN HOUSE of which the current owners have made vast improvements throughout allowing new owners to enjoy. This includes REPLASTERING, decoration internally and externally with new carpets and new radiators. The property briefly comprises: Entrance vestibule with NEW COMPOSITE DOOR opening through to large lounge which has open stairs leading to the first floor, stunning oak banister being the focal part of the room. Good size dining kitchen with patio doors leading to the rear which enjoys the far reaching views on offer. TWO BEDROOMS and recently fitted contemporary shower room. Additionally, there is a large underhouse space which neighbouring properties have utilised. Externally, are well stocked tiered gardens to the front which has been repaved and tiered gardens to the rear plus allocated parking space. Well placed for many amenities, schools, shops and commute.

**£139,950**

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### ENTRANCE VESTIBULE

With composite door and opening through to the lounge

### LOUNGE 15'4" x 12'3" (4.67m x 3.73m)

Good size reception room, tastefully decorated with laminate flooring and open stairs to the first floor. Oak banister with glass balustrade being the focal part of the room

### DINING KITCHEN 10' x 12'3" (3.05m x 3.73m)

Modern dining kitchen with an array of wall and base units, worktops with splashback, oven hob and extractor. Space for under counter appliances and plumbing for washer. Patio doors leading to the rear, decked seating area and stunning, far reaching views

### STORE CUPBOARD

With light. Provides an access hole to the lower ground floor area

### UNDERHOUSE

A large space that could be utilised as neighbouring properties have done so

### FIRST FLOOR

Landing area

### BEDROOM ONE 12'4" x 11'8" (3.76m x 3.56m)

### BEDROOM TWO 10'4" x 7'2" (3.15m x 2.18m)

Large cupboard over the stairs and far reaching views across the city

### SHOWER ROOM

Recently fitted shower room with oversize cubicle, fully tiled, sink, bidet and W.C

### OUTSIDE

Tiered gardens to the front with small patio area. Decked seating to the rear which leads down to the well stocked tiered gardens. Allocated parking area

### BUYER DISCLAIMER

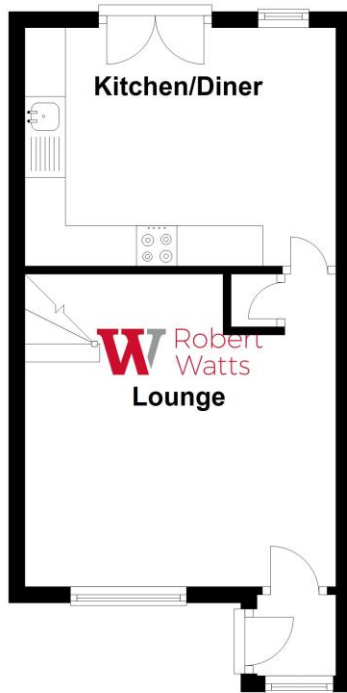
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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.

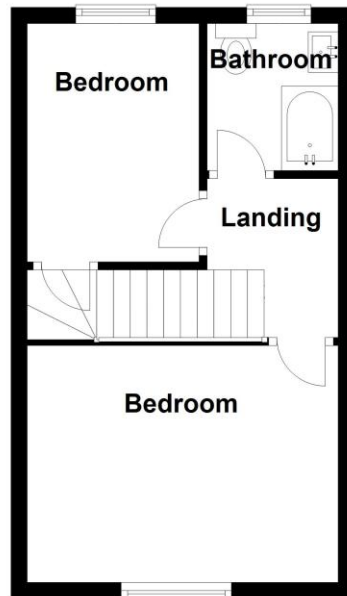




**Ground Floor**



**First Floor**



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

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