



## 192 Reevy Avenue, Wibsey, Bradford, BD6 3RP

**\*\* OFFERED WITH NO CHAIN \*\* VAST AMOUNT OF POTENTIAL \*\* LARGE PLOT TO THE REAR \*\*** Viewing is strongly recommended for this popular style of SEMI DETACHED situated within this increasingly popular part of BD6, Wibsey, where house continue to sell well. In need of cosmetic improvements throughout this extended semi detached currently provides, entrance hall, lounge, dining room, sitting room and kitchen to ground floor, THREE BEDROOMS and MODERN HOUSE BATHROOM completes the first floor. Externally the property offers plenty of off road parking to the front with shared driveway which leads to a large area to the rear with OUTBUILDING and additional enclosed garden. Well placed for many amenities, schools shops and commute to Halifax/Bradford.

**£225,000**

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

# 192 Reevy Avenue, Wibsey, Bradford, BD6 3RP

## ENTRANCE HALL

Stairs leading to first floor

## LOUNGE 13'11" x 11'11" (4.24m x 3.63m)

Feature fireplace and doors leading through to dining room

## DINING ROOM 10'9" x 11'6" (3.28m x 3.5m)

Feature fireplace housing stove and opening through to sitting room. Exposed brick

## SITTING ROOM 9'2" x 6'4" (2.8m x 1.93m)

French doors leading out to the rear garden

## KITCHEN 6'4" x 18'8" (1.93m x 5.7m)

Selection of wall and base units. Worktops, sink and drainer. Built in oven, hob and extractor. Space for fridge freezer and pantry area off

## BEDROOM ONE 10'6" x 11'11" (3.2m x 3.63m)

Fitted wardrobes

## BEDROOM TWO 10'9" x 11'6" (3.28m x 3.5m)

Fitted wardrobes

## BEDROOM THREE 6'9" x 8'9" (2.06m x 2.67m)

Built in bed and storage over stairhead

## BATHROOM

Three piece white suite with shower bath and scree. Sink and W.C

## OUTSIDE

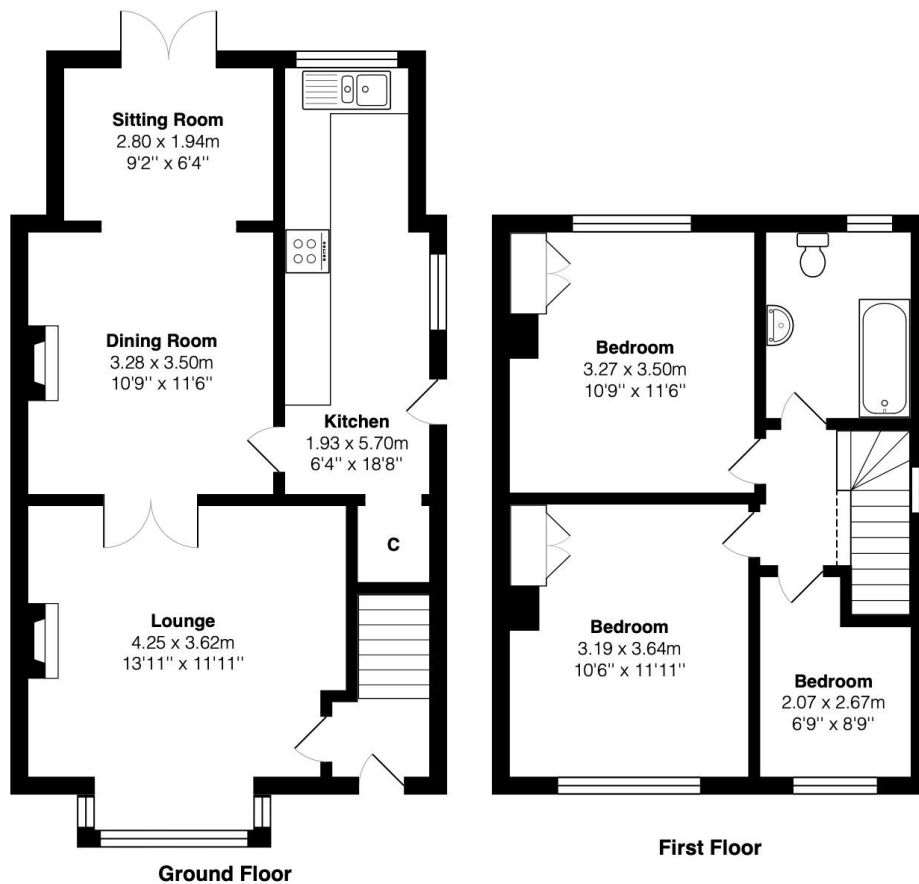
Hard standing area to front with parking for several cars. Leading down the side to the rear which is an enclosed space with patio seating area and Astro Turf. Addition garden space to the rear with LARGE outbuilding (12m x 15m approx) which has plumbing power and light.

**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.







Total Area: 89.9 m<sup>2</sup> ... 968 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

RWEstateAgents 
 @robertwatts\_

arla | propertymark naea | propertymark