



6 Moffat Close, Wibsey, Bradford, BD6 3RL

**** GUIDE PRICE OF £235,000- £245,000 ** LOVELY MODERN DETACHED PROPERTY ** IDEAL FAMILY HOME WITH MORE TO GIVE ** EXTENDED TO THE SIDE ** GARDENS TO THREE SIDES ** OFFERS A VAST AMOUNT OF POTENTIAL ****

This modern detached home has versatile living arrangements and briefly comprises: entrance hall, lounge, modern and recently fitted dining kitchen with small utility which leads through to the extension that could be utilised as dining area OR a great space for multigenerational families as there is a large wet room off. Three bedrooms and family bathroom complete the first floor.

Tastefully decorated throughout with GCH and DG, further benefits are with the outside area. Lawn garden with mature shrubs PLUS an additional enclosed garden to the side with drive leading to the garage. Subject to planning, the property offers scope for further extension opportunities. Situated within a cul de sac location just off Wibsey Park Avenue which is ideal for commute to Bradford & Halifax, many amenities close by and schools. Viewing is a MUST.

Guide Price £235,000 - £245,000

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ENTRANCE HALLWAY

Stairs to the first floor and store cupboard

LOUNGE 15'1" x 11'9" (4.6m x 3.58m)

A spacious reception room with windows to side and front elevation allowing plenty of natural light. Feature fireplace

DINING KITCHEN 15' x 11'2" max (4.57m x 3.4m max)

Great size modern fitted dining kitchen with an array of wall and base units, worktops, sink and drainer. Integrated appliances to include oven hob, extractor, and dishwasher. Plumbing for washer and useful pantry space understairs. Dual aspect windows, access through to the extension

MULTI PURPOSE ROOM 13'7" x 12'9" (4.14m x 3.89m)

A fantastic addition. The versatile room could be used as bedroom/sitting room/play room/large work space. With side entrance that has wheelchair use plus large ensuite

WET ROOM

Walk in shower, sink and W.C

FIRST FLOOR

BEDROOM ONE 11'9" (3.58) x 11'9" (3.58) plus recess

Pleasant outlook and fitted wardrobes with mirror doors

BEDROOM TWO 11'7" x 8'9" (3.53m x 2.67m)

Built in over stair store cupboard and fitted wardrobes

BEDROOM THREE 8'7" x 6'3" (2.62m x 1.9m)

Currently utilised as office space

FAMILY BATHROOM

Modern three piece suite with shower over bath, vanity style sink and W.C. Fully tiled

OUTSIDE

Sat on a generous plot with gardens to side and front accompanied with mature shrubs and ramp, which enables easier access for wheelchair use and prams.. Additional enclosed lawn garden to the far side with pleasant patio area. The property has a southerly aspect, enjoy the sun throughout the day. The drive leads to a detached garage

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.

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: 90.2 m² ... 971 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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