



12 Carr Bottom Grove, Bankfoot, Bradford, BD5 9AL

**** OFFERED WITH NO CHAIN ** END TOWN HOUSE ** VAST AMOUNT OF POTENTIAL ** USEFUL LOFT ROOM **** Viewing is strongly advised for this popular style of property which offers family accommodation throughout. Briefly comprising: entrance hall, lounge, good size dining kitchen and CONSERVATORY. To the first floor and **THREE BEDROOMS** plus house bathroom with an overall ATTIC ROOM with Velux window and fixed stairs. Sat on an enviable plot gardens and driveway to front, which leads down the side of the property. Good size gardens to the rear which overall lends itself to extension opportunities (subject to permissions). Well placed for many amenities including schools.

£175,000

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ENTRANCE HALL

Stairs leading to the 1st floor

LOUNGE 11'9" x 12'5" (3.58m x 3.78m)

DINING KITCHEN 14'11" x 11' (4.55m x 3.35m)

Good size dining kitchen with a range of wall and base units, worktops with sink and drainer, plumbing for washer, cooker point and patio doors through to the conservatory.

CONSERVATORY 9'10" x 7'9" (3m x 2.36m)

A great addition overlooking the rear gardens

FIRST FLOOR

Fixed stairs leading to attic

BEDROOM ONE 12'11" x 9'4" max (3.94m x 2.84m max)

Wall to wall sliding door wardrobes

BEDROOM TWO 9'4" x 8' (2.84m x 2.44m)

Cupboard under stair

BEDROOM THREE 9'11" x 5'2" (3.02m x 1.57m)

BATHROOM

Three piece bathroom suite

ATTIC ROOM 14'4" (4.37) x 8' (2.44) max overall

Fully decorated with power and light. 2 Velux windows

OUTSIDE

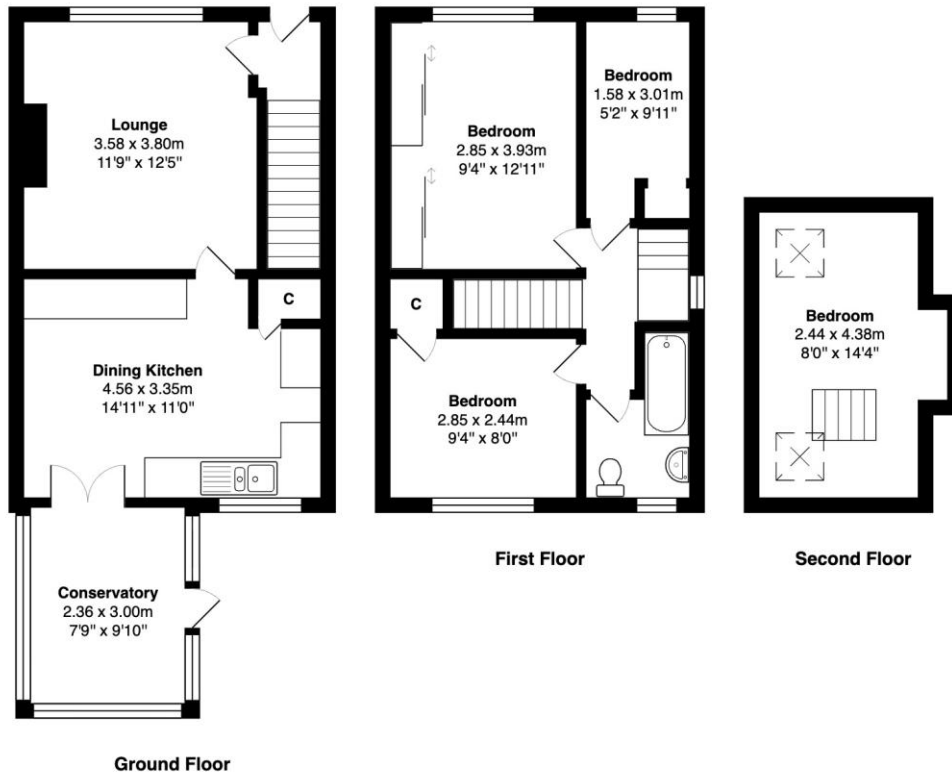
Garden to the front with block paved drive. Patio area to the rear with lawn and store building.

BUILDING REGS DISCLAIMER N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

BROCHURE 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: 85.7 m² ... 922 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	65 D	
39-54	E		
21-38	F		
1-20	G		

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