



83 Watty Hall Road, Wibsey, Bradford, BD6 3AH

**** STUNNING EXAMPLE OF ITS TYPE ** THIS PROPERTY CAN ONLY BE APPRECIATED UPON INSPECTION ****
LARGE OUTHOUSE TO REAR ** Step inside this lovely SEMI DETACHED property which is presented to a high standard throughout. Briefly comprising: Side entrance which leads into a 20ft dining kitchen, lounge, dining room plus sun room with guest w/c. The inner hall leads to the first floor where there are 2 double bedrooms which potential to create more and contemporary house shower room. Externally are pleasant gardens to the front with driveway, allowing parking for several cars which leads to a garage. Pleasant gardens to the rear, easy maintenance which has a southerly aspect and this fantastic addition of a permanent outbuilding which is used for family entertaining. Situated within this increasing sought after part of Wibsey, BD6 which is well placed for many amenities, schools and commute. **BOOK YOUR VIEWING TODAY**

£260,000



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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.

SIDE ENTRANCE Leads into the large dining kitchen

DINING KITCHEN 20'2" x 9'1" (6.15m x 2.77m)

This room can not fail to impress with quality wall and base units, worktops with matching splashback, free standing washer and dryer, integrated fridge freezer with eye level oven and microwave oven with separate gas hob and extractor.

LOUNGE 15'11" x 10'11" (4.85m x 3.33m)

Good size reception room with feature fireplace and french doors leading through to dining room

DINING ROOM 10'11" x 13'7" (3.33m x 4.14m)

Another good size room for formal dining and double doors leading to the sun room

SUN ROOM 16'8" x 8'2" max (5.08m x 2.5m max)

A great additional with dwarf walls and solid roof allowing use all year round. Guest Cloakroom off

CLOAKROOM Sink and w/c

INNER HALLWAY Open stairs to first floor with understair store.

FIRST FLOOR Landing area with window

BEDROOM ONE 11'9" x 10'9" (3.58m x 3.28m)

BEDROOM TWO 20'5" x 7'8" (6.22m x 2.34m)

Twin dormers offering far reaching views, potential to split.

SHOWER ROOM Walk in shower, vanity sink and w.c.

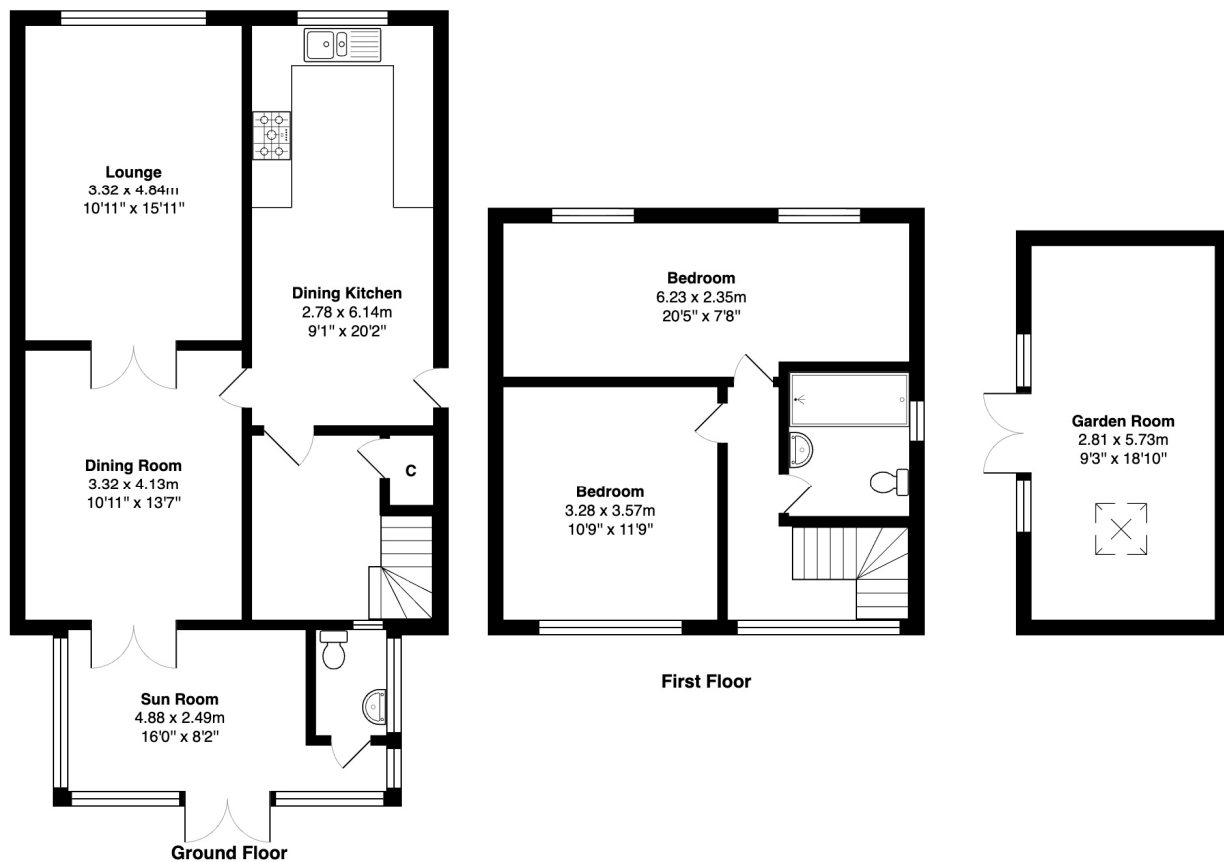
OUTSIDE Pleasant gardens to the front which driveway to side leading to the garage which has power and light. To the rear the gardens are easy maintenance which have a southerly aspect. A decked seating area, patio and a great outbuilding. This outside space is ideal for family entertainment.

OUTBUILDING 18'10" x 9'3" (5.74m x 2.82m)

A fantastic use of space for entertainment/home office/gym or those looking to have a small business from home. Fully insulated with power and light, decorated, air conditioning unit and heaters. The current owners have fully enjoyed this area with happy memories for family events.

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: 124.1 m² ... 1336 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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