



147A, Reeve Road, Wibsey, Bradford, BD6 3QF

**** OFFERED WITH NO CHAIN ** WIBSEY VILLAGE LOCATION ** LOVELY DETACHED BUNGALOW ** SPACIOUS THROUGHOUT **** Viewing is strongly advised for this delightful well maintained modern bungalow sat on a good size plot and briefly comprising: entrance hallway, bay window lounge, TWO BEDROOMS, conservatory, bathroom and breakfast kitchen. Tastefully decorated throughout and benefitting further from GCH, DG, ATTACHED GARAGE and plenty of outside space to enjoy with gardens to the front and rear. Well placed for many of the amenities Wibsey village has to offer, public transport links and motorway connections, further afield. **BOOK YOUR VIEWING TODAY**

£270,000

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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ENTRANCE HALLWAY

LOUNGE 12'10" x 15' (3.9m x 4.57m)

Bay window with feature fireplace housing gas fire

CONSERVATORY 13' x 11' (3.96m x 3.35m)

Patio doors leading to the rear garden

KITCHEN 12' x 9'1" (3.66m x 2.77m)

Selection of wall and base units. Oven, hob and extractor. Plumbing for washer and dish washer

BEDROOM ONE 13' x 11' (3.96m x 3.35m)

Fitted furniture and patio doors

BEDROOM TWO 9'9" x 9' (2.97m x 2.74m)

Built in wardrobes and access to conservatory

BATHROOM

Four piece suite with vanity style sink and W.C. Fully tiled

GARAGE 8'11" x 19 (2.72m x 19)

OUTSIDE

Low maintenance garden to the front with off street parking. Larger than expected lawned garden to the rear with seating areas. Side door leading into the garage.

BUYERS DISCLAIMER

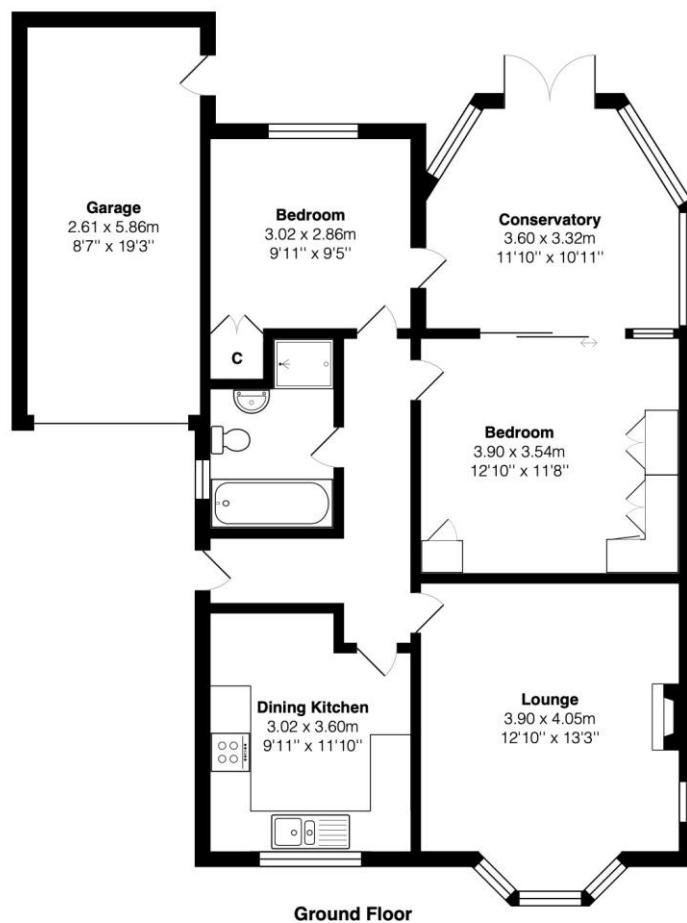
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

PLEASE NOTE

Curtains, Blinds, Washer & Dishwasher are included in the sale. The fridge freezer is also available on separate negotiation

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: 93.3 m² ... 1005 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		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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