



203 Wibsey Park Avenue, Wibsey, Bradford, BD6 3QL

**** VIEWING IS STRONGLY ADVISED **** GOOD SIZE GARDENS TO FRONT AND REAR ****** Offered with NO CHAIN is this very well presented SEMI DETACHED BUNGALOW which is sat on an enviable plot allowing plenty of outside space should anyone wish to extend (subject to permissions). Briefly comprising:

Entrance hallway with loft access via pull down ladder, kitchen, lounge opening through into the conservatory, TWO DOUBLE BEDROOMS and modern bathroom. Benefitting further from GCH DG ALARM, Large driveway allowing parking for several cars leads to a detached garage. Pleasant lawned gardens to the front and good size rear gardens with patio seating area and lawn. Well placed for many amenities Wibsey has to offer and good transport links to neighbouring towns and cities.

£235,000

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ENTRANCE HALLWAY

Access to the loft via a pull down ladder

LOFT AREA

Fully boarded and decorated with power and light plus Velux window

LOUNGE 10'2" x 10'7" (3.1m x 3.23m)

Opening through to conservatory

CONSERVATORY 6'6" x 7'8" (1.98m x 2.34m)

Doors leading out to patio area

KITCHEN 8'3" x 8'8" (2.51m x 2.64m)

Modern kitchen with a range of wall and base units, worktops, sink and drainer. Plumbing for washer and freestanding range style cooker

BEDROOM ONE 12'3" x 11'9" (3.73m x 3.58m)

BEDROOM TWO 12' x 12'1" (3.66m x 3.68m)

BATHROOM

Three piece suite with shower over bath, sink and W.C

OUTSIDE

Large gardens to the front with driveway leading to garage. Large garden to the rear

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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