



## 5 Welbeck Drive, Bradford, West Yorkshire, BD7 4BP

**\*\* LOVELY TRADITIONAL SEMI DETACHED PROPERTY \*\* VIEWING IS STRONGLY ADVISED \*\* OFFERED WITH NO CHAIN \*\*** Step inside this well presented property which offers family accommodation throughout. Briefly comprising: entrance hall, lounge, dining kitchen and rear porch. THREE BEDROOMS to the first floor and modern shower room. Externally, are pleasant gardens to the front with driveway to the side leading to a DETACHED GARAGE (power and light). Well maintained gardens to the rear with seating area, lawns and greenhouse. Benefitting further from GCH and DG the property lends itself to possible extension opportunities (subject to permissions). Well placed for all the local amenities, schools and walks through Brackenhill Park. **BOOK YOUR VIEWING TODAY**

**£200,000**

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

**f** RWEstateAgents **T** @robertwatts\_

arla | propertymark naea | propertymark

# 5 Welbeck Drive, Bradford, West Yorkshire, BD7 4BP

## **ENTRANCE HALL**

Stairs leading to the first floor

## **LOUNGE 12'8" x 12'2" (3.86m x 3.7m)**

Feature fireplace

## **DINING KITCHEN 17' x 8' (5.18m x 2.44m)**

Good size dining kitchen with a selection of wall and base units, worktops with sink and drainer. Plumbing for washer and dishwasher, oven, hob and extractor

## **REAR PORCH**

## **FIRST FLOOR**

Landing area with loft access

## **BEDROOM ONE 12'2" (3.7) x 9'6" (2.9) plus robes**

Wall to wall fitted mirror sliding door wardrobes

## **BEDROOM TWO 10'1" x 8'11" (3.07m x 2.72m)**

## **BEDROOM THREE 7' max x 5'4" (2.13m max x 1.63m)**

## **SHOWER ROOM**

Recently fitted modern shower room with cubicle vanity style sink and W.C. Fully tiled

## **OUTSIDE**

Pleasant, well maintained gardens to the front with mature shrubs. Paved driveway to the side which leads to a detached garage (power and light). Additional space behind the garage for the greenhouse. Paved and lawned gardens 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		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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

RWEstateAgents 
 @robertwatts\_

arla | propertymark    naea | propertymark