



14 Mandale Grove, Bradford, BD6 3PA

**** FANTASTIC CORNER PLOT POSITION ** VAST POTENTIAL FOR EXTENSION (subject to permissions).
CUL DE SAC LOCATION **** Viewing is strongly advised for this traditional SEMI DETACHED property which is sat on an enviable plot. The property briefly comprises: entrance hall, lounge and dining kitchen, two bedrooms (could easily make three) and house bathroom. Externally, there is off road parking to the front with large lawned gardens to the side and rear. **BOOK YOUR VIEWING TODAY!**

£160,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 12'2" x 12'4" (3.7m x 3.76m)

Wall mounted electric fire

DINING KITCHEN 15'5" x 7'10" (4.7m x 2.4m)

Selection of wall and base units, worktops with sink and drainer. Plumbing for washer and freestanding cooker

FIRST FLOOR

BEDROOM ONE 15'5" x 10'10" (4.7m x 3.3m)

Good size double bedroom with open wardrobes. Two windows. This room could easily be split to create a third room

BEDROOM TWO 9'3" x 9'10" (2.82m x 3m)

BATHROOM

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

OUTSIDE

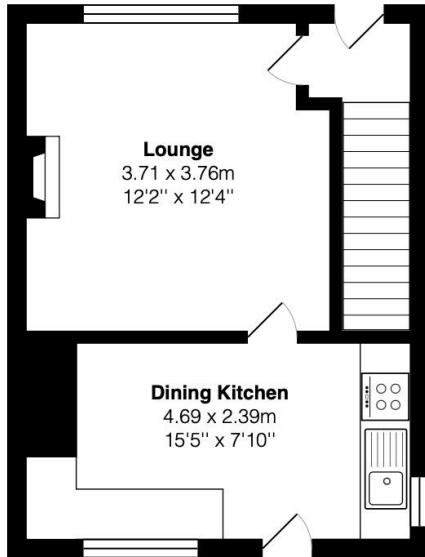
Cul de sac location with off road parking to the front. Large gardens to side and rear

BUYER DISCLAIMER

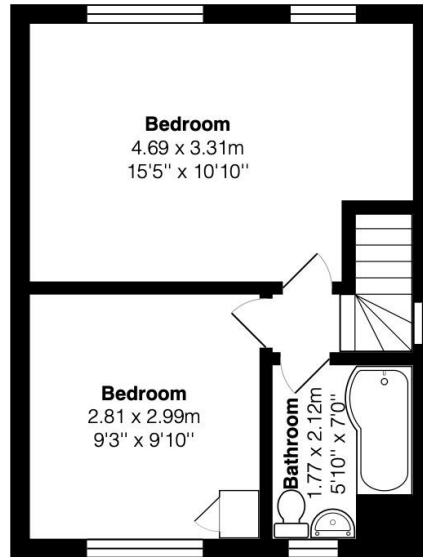
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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.





Ground Floor



First Floor

Total Area: 59.2 m² ... 637 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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