



23 Poplar View, Bradford, BD7 4PH

**** VIEWING STRONGLY ADVISED ** PANARAMIC FAR REACHING OUTLOOK TO THE REAR ** WELL PRESENTED AND TASTEFULLY DECORATED THROUGHOUT **** Situated within a cul de sac location just off Poplar Road, well placed for many amenities is this traditional SEMI DETACHED briefly comprising: entrance hallway, lounge, dining kitchen and side porch/utility area. THREE BEDROOMS and modern family bathroom. Benefitting further from GCH (boiler fitted 2025) DG, gardens to the front and rear, resin driveway providing off road parking for 2 cars (approx) and large under house area. We feel this is a great first family home.

£220,000

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ENTRANCE HALLWAY

Solid wood banister and glass balustrade creating a light and warm welcome. Store cupboard.

LOUNGE 11'4" max x 11'7" (3.45m max x 3.53m)

Bay window and large media wall being the focal part of the room with wall mounted electric fire

DINING KITCHEN 17'4" x 10'8" (5.28m x 3.25m)

Great views to the rear. Two large windows allowing plenty of natural light to flow. Selection of wall and base units, worktops with sink and drainer which incorporate a breakfast bar housing oven and hob. Integrated appliances to include dishwasher

UTILITY ROOM 6'1" x 4' (1.85m x 1.22m)

To the side elevation and side door leading out. Plumbing for washer and space for dryer

FIRST FLOOR

Landing area

BEDROOM ONE 11'2" x 10'9" max (3.4m x 3.28m max)

BEDROOM TWO 11'2" x 9'10" (3.4m x 3m)

BEDROOM THREE 7'4" x 6'7" (2.24m x 2m)

BATHROOM

Three piece white suite with shower over bath and screen. Sink and W.C. Large storage cupboard

OUTSIDE

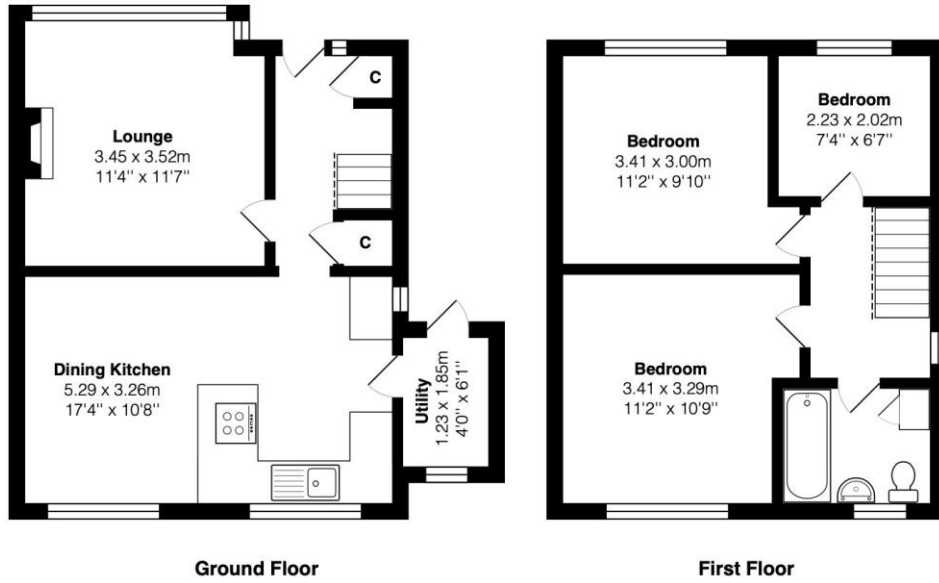
Resin driveway which continues to the rear. Landscaped gardens to the front with Astro Turf lawn. The rear is split levelled having patio seating area and access to the under house store area (neighbouring properties have utilised this space to extend their property). Additional gardens are mature shrubs which lead down towards Old Road. This could create additional usable garden space

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.





Total Area: 72.2 m² ... 777 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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