



199A Reeve Road, Wibsey, Bradford, BD6 3PU

Immaculate MODERN END TOWN HOUSE boasting an exceptional high level of presentation throughout benefiting from many improvements over the years. This TWO BEDROOM home, we feel, would be an ideal FIRST TIME BUY and strongly recommend EARLY ARRANGEMENT of viewing. Situated in this highly popular area of Wibsey being close to many local amenities, providing easy access to the Motorway Network M606/M62. Further benefits include UPVC double glazing, gas central heating, off road parking and very pleasant south facing gardens to the rear.

£140,000

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ENTRANCE HALL

Guest cloakroom off

LOUNGE 9'11" x 13'8" (3.02m x 4.17m)

Feature fireplace

DINING KITCHEN 13' x 7'11" (3.96m x 2.41m)

Fitted kitchen with wall and base units, worktops sink and drainer. Oven hob and extractor plumbing for washer. Patio doors leading out to the garden

FIRST FLOOR

Landing area

BEDROOM ONE 13' x 8'9" approx (3.96m x 2.67m approx)

Cupboard over stairs

BEDROOM TWO 13' x 6' approx (3.96m x 1.83m approx)

BATHROOM

Three piece suite with shower over bath and screen

OUTSIDE

Parking to the front of the property. Lovely enclosed garden to the rear with deck seating area. Southerly aspect

ROBERT WATTS DISCLAIMER

The vendor of this property is an employee of the Robert Watts Group

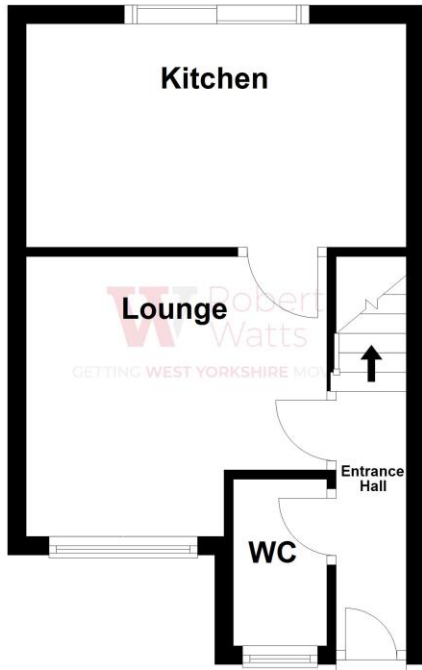
BUYER DISCLAIMER

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.

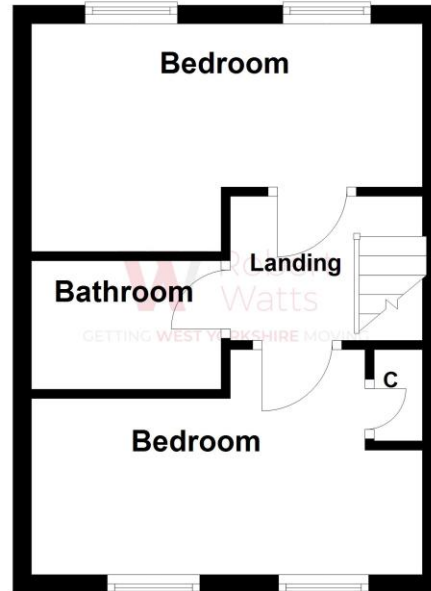
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



199a Reeve Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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