



35 Grey Friar Walk, Bradford, BD7 4BD

Dormer semi-detached currently providing FIVE BEDROOM, THREE RECEPTION ROOM , THREE BATH / SHOWER ROOM family sized accommodation arranged over THREE LEVELS. The current owners have made significant improvements, alterations and extensions to create a versatile family home. Rest assured all the hard work has been done here so YOU don't have to! Forming part of this ever popular part of BD7 close to both Horton Bank Top and Wibsey.

Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £300,000

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

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GROUND FLOOR

ENTRANCE HALL 16'8" x 3'2" (5.08m x 0.97m)

RECEPTION ROOM 13'1" x 10'7" (4m x 3.23m)

RECEPTION ROOM 15'1" x 9'8" (4.6m x 2.95m)

Providing access to lower ground floor , open archway to dining room

DINING ROOM 9'6" x 9' (2.9m x 2.74m)

KITCHEN 16'7" x 8'8" (5.05m x 2.64m)

Selection of wall and base units, work tops, sink unit, built in oven and microwave, separate 5 ring gas hob and extractor

BATHROOM

Three piece suite, fully tiled walls

LOWER GROUND FLOOR

BEDROOM 11'5" x 9'9" (4.57m x 2.97m)

Door to rear garden, useful understairs store

BEDROOM 2 9'7" x 9' (2.92m x 2.74m)

STORE ROOM 10'3" x 6'9" (3.12m x 2.06m)

SHOWER ROOM

Shower cubicle, WC and wash basin

FIRST FLOOR

REAR DORMER BEDROOM 3 13'1" x 6'3" plus robes (4m x 1.9m plus robes)

Built in wardrobes

REAR DORMER BEDROOM 4 10'4" (3.15) x 6'3" (1.9) plus robes

Built in wardrobes

ATTIC BEDROOM 5 8'7" (2.62) x 6' (1.83) average

Sloping ceiling - Velux window

SHOWER ROOM

Vanity wash basin / W.C - shower cubicle

OUTSIDE

Pleasant enclosed yard garden to rear , off road parking to front

COUNCIL TAX Bradford

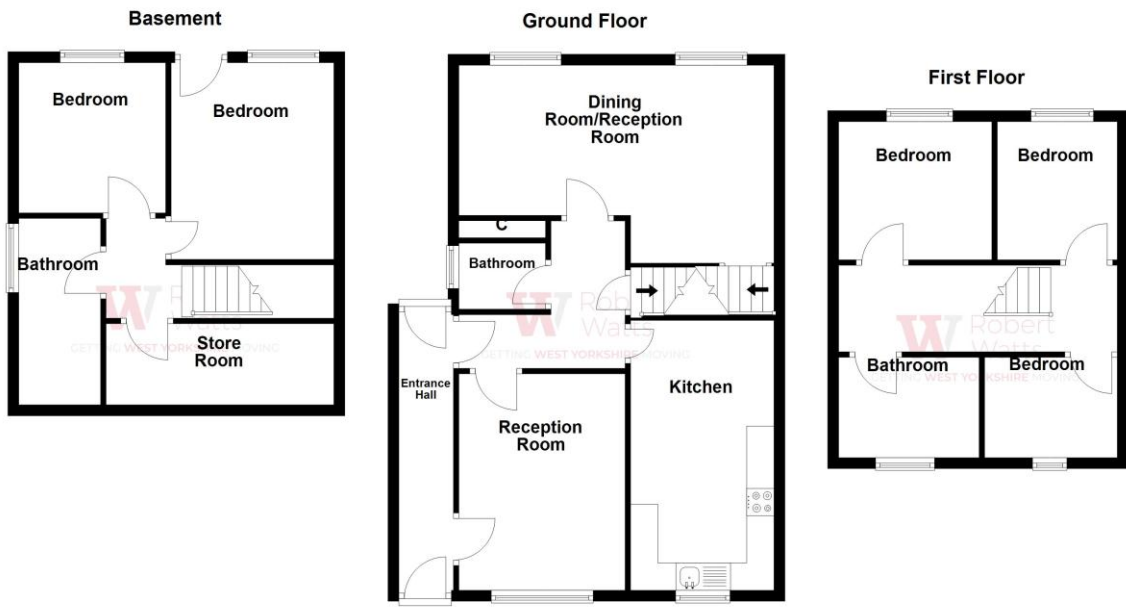
Band C with improvement indicator

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.





35 Grey Friar Walk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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