



18 Verdun Road, Wibsey, Bradford, BD6 3RD

**** ATTRACTIVE EXTENDED SEMI DETACHED ** THREE BEDROOMS TWO RECEPTION ROOMS ** LARGE GARDENS **** Viewing is strongly advised for this lovely family sized semi detached which is tastefully decorated and well presented throughout. Extended to the rear the property offers plenty of reception space, well equipped modern kitchen, THREE BEDROOMS and modern bathroom. Externally, are pleasant, well maintained gardens to front and rear, drive and garage. Situated within this popular residential area within Wibsey, ideal for many amenities and commute to neighbouring towns and cities.

£240,000

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

18 Verdun Road, Wibsey, Bradford, BD6 3RD

ENTRANCE HALL

Entrance hallway with radiator

LOUNGE 12'4" x 14'6" (3.76m x 4.42m)

With bay window, French doors leading to the kitchen and dining area. Feature fire surround housing gas fire

KITCHEN 9' x 9' (2.74m x 2.74m)

Modern, fitted kitchen with a selection of wall and base units. Plenty of work space, integrated appliances to include oven, hob, extractor, fridge freezer and washer

DINING ROOM 8'8" x 12'6" (2.64m x 3.8m)

Lovely family space opening from the kitchen with patio doors leading to the garden

LANDING

With access to the loft

BEDROOM ONE 12'2" x 8'1" (3.7m x 2.46m)

Fitted bedroom furniture to include overhead storage

BEDROOM TWO 9'7" x 9'9" (2.92m x 2.97m)

BEDROOM THREE 5'8" x 7' (1.73m x 2.13m)

Over stair store cupboard

BATHROOM

Tiled with white suite, shower over bath and screen. With a vanity style sink and W.C

OUTSIDE

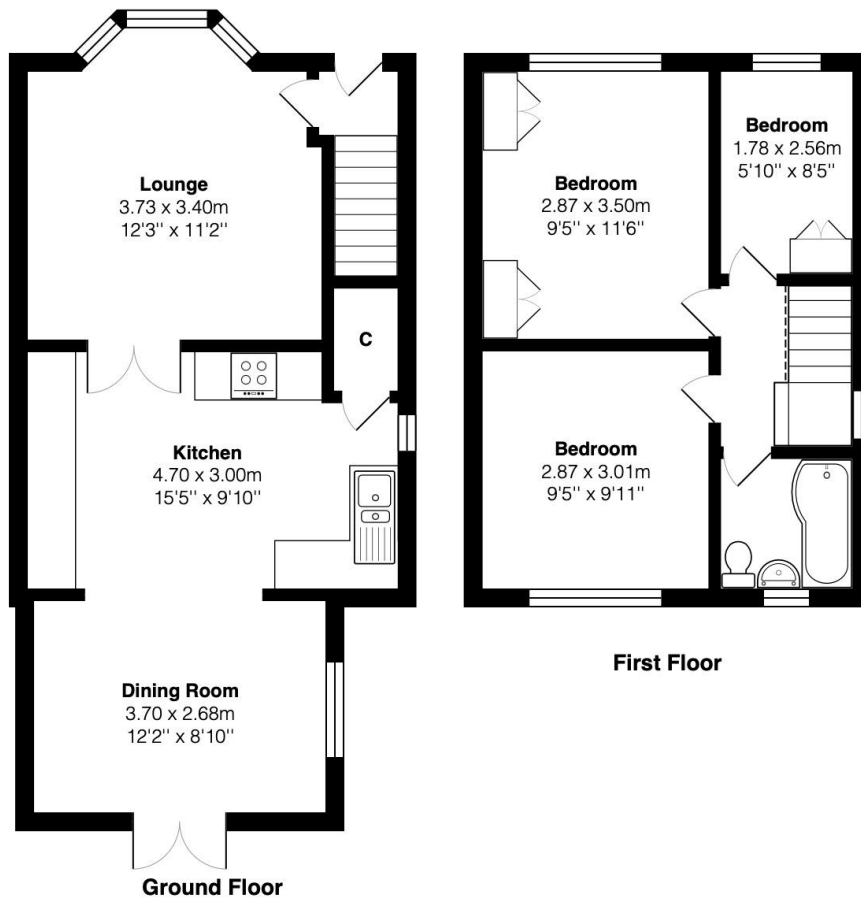
Gardens to the front with driveway leading to garage. Large gardens to the rear, ideal for family entertaining with decked seating area, lawns and garden shed

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: 73.0 m² ... 786 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	69 C	
55-68	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