



13 Ormondroyd Avenue, Wibsey, Bradford, BD6 1HR

This well-presented THREE BEDROOM END TERRACE FAMILY HOME located in the popular residential area of Wibsey, Bradford. A modern finish throughout and within close proximity to local schools, we expect this property to be popular with families looking for a home in the local area. Internally comprising; entrance hall, living/dining room, kitchen/breakfast room, utility room, three first floor bedrooms and house bathroom. Externally, the property has off-street parking and an enclosed good sized garden to the rear and side of the property. The property benefits from central heating and double glazing throughout.

£180,000

13 Ormondroyd Avenue, Wibsey, Bradford, BD6 1HR

ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 16'6" x 12'11" max (5.03m x 3.94m max)

Large reception room with bay window and side window allowing plenty of natural light. Feature chimney breast with inset TV and fireplace

DINING KITCHEN 13'11" x 8'11" (4.24m x 2.72m)

Lovely modern dining kitchen with an array of wall and base units, worktops with sink and drainer. Oven hob and extractor. Plumbing for dishwasher

UTILITY ROOM 8'11" x 5'6" (2.72m x 1.68m)

Plumbing for washer and space for dryer with worktops. Rear door leading out to the garden

FIRST FLOOR

Landing area with store cupboard

BEDROOM ONE 12'1" x 13' (3.68m x 3.96m)

Great size master bedroom with bay window and side

BEDROOM TWO 12'1" x 9' (3.68m x 2.74m)

Pleasant outlook

BEDROOM THREE 8'9" (2.67) x 8'9" (2.67) max including stairhead

BATHROOM

Modern white suite with shower over bath and screen, vanity sink unit and W.C

OUTSIDE

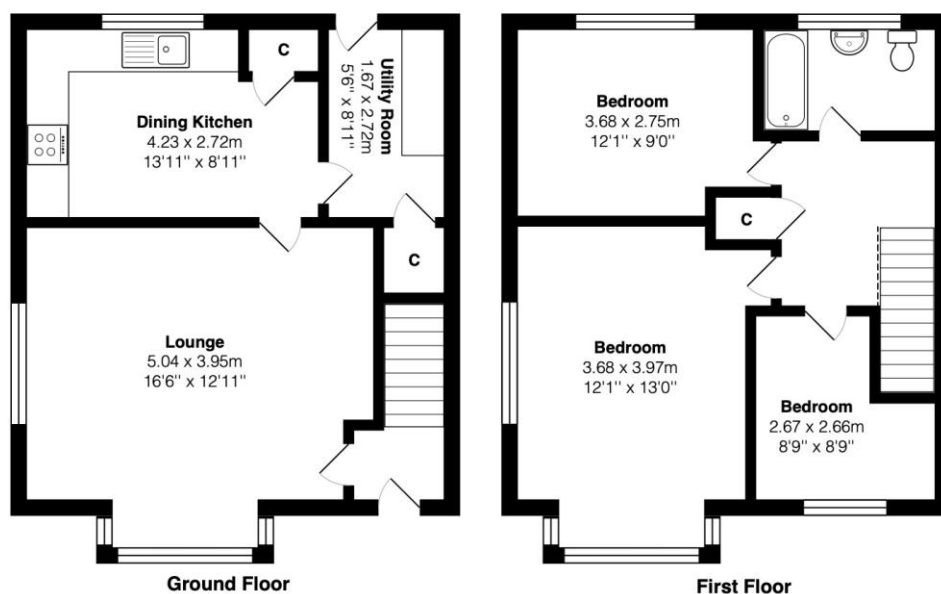
Pleasant gardens to three sides mainly laid to lawn, and driveway to the front

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: 85.7 m² ... 923 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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