



## 16 Enfield Parade, Wibsey, Bradford, BD6 3HX

OFFERED WITH NO CHAIN AND OFFERING PLENTY OF SCOPE OF EXTENSION OPPORTUNITIES (subject to permissions). Situated in this popular part of BD6, just off Moore Avenue, is this spacious TWIN BAY SEMI DETACHED. Briefly comprising: Entrance hallway, lounge, dining area and kitchen. THREE BEDROOMS and house bathroom. The external space has pleasant gardens to the front and rear with driveway allowing parking for several cars leading to garage. Ideal for many amenities, schools, shops and commuter links. The property is in need of cosmetic updating throughout. VIEWING IS STRONGLY ADVISED

£190,000

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts\\_](https://twitter.com/robertwatts_)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

# 16 Enfield Parade, Wibsey, Bradford, BD6 3HX

## **PORCH AREA**

### **ENTRANCE HALL**

Stairs to first floor

### **LOUNGE 15'8" x 10'4" (4.78m x 3.15m)**

Feature fireplace and French doors leading to dining room

### **DINING ROOM 8'7" x 8'1" (2.62m x 2.46m)**

Patio doors to the rear

### **KITCHEN 7'5" x 8' (2.26m x 2.44m)**

Fitted kitchen with a selection of wall and base units. Space for under counter appliances and plumbing for washer. Pantry area

### **BEDROOM ONE 10'6" x 13'4" (3.2m x 4.06m)**

Fitted wardrobes and drawers

### **BEDROOM TWO 11'10" x 9'3" (3.6m x 2.82m)**

Wardrobes and dresser

### **BEDROOM THREE 8'3" x 6'9" (2.51m x 2.06m)**

## **SHOWER ROOM**

Large walk in shower with vanity style sink and W.C

## **OUTSIDE**

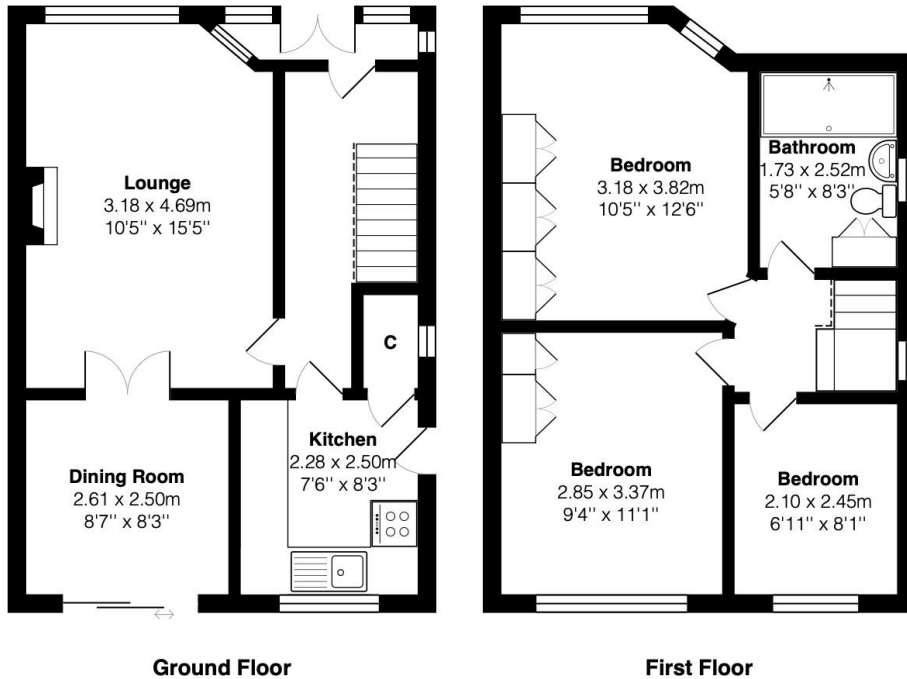
Gardens to front and rear with garage and greenhouse

## **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: 73.1 m<sup>2</sup> ... 787 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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