



1 Kenley Mount, Wibsey, Bradford, BD6 3JD

**** ENVIABLE PLOT POSITION ** VAST AMOUNT OF SCOPE FOR EXTENSION OPPORTUNITIES (subject to planning) ** WELL PRESENTED THROUGHOUT ****

Viewing is strongly advised for this traditional semi detached property situated within this increasingly popular area of Wibsey, just off Moore Avenue, where houses continue to sell well. Having had many improvements over recent years and briefly comprising: entrance hall, lounge, MODERN DINING KITCHEN, THREE BEDROOMS and contemporary bathroom. Enhanced further with GCH DG the property has good grounds to three sides including driveway for several cars.

£213,000

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ENTRANCE HALL

Stairs leading to first floor

LOUNGE 13'8" x 12'6" (4.17m x 3.8m)

Good size reception room with feature fireplace housing gas fire

BREAKFAST DINING KITCHEN 16'8" x 11'2" (5.08m x 3.4m)

A room that cannot fail to impress. Recently fitted with a selection of wall and base units matching built in cupboards to alcove and Central breakfast island. Integrated appliances to include oven, hob and extractor, microwave, washer, fridge and freezer

FIRST FLOOR

Landing area

BEDROOM ONE 11'6" x 12'11" (3.5m x 3.94m)

BEDROOM TWO 11'6" x 10'11" (3.5m x 3.33m)

Pleasant outlook to the rear

BEDROOM THREE 9'11" max x 5'2" (3.02m max x 1.57m)

Cupboard over stair and loft access

BATHROOM

Modern Three piece white suite with shower over bath and screen, sink and w/c

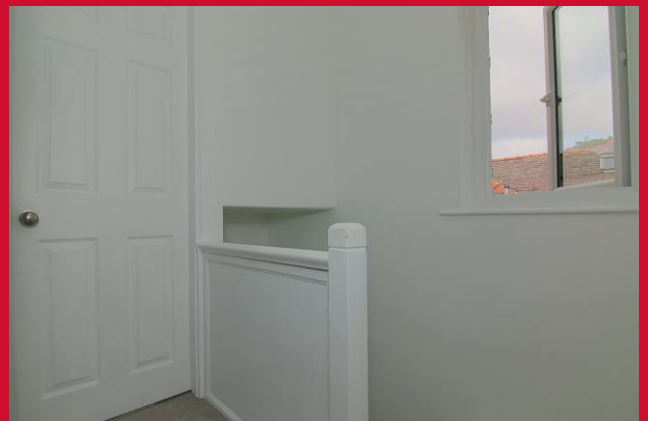
OUTSIDE

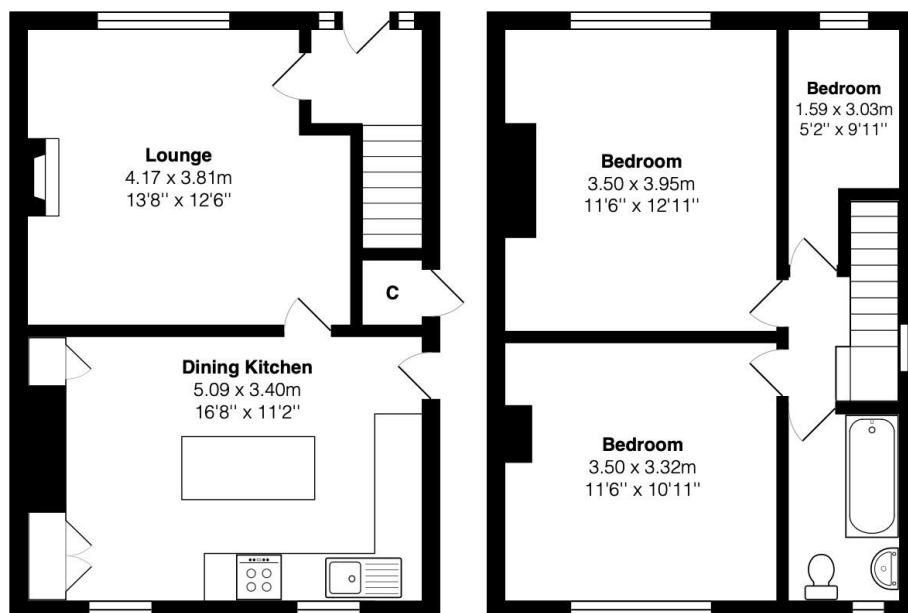
Sat on an enviable plot with gated access. Pleasant lawned gardens to the front and driveway to the side. Large gardens to the rear with seating area, lawns and garden shed

BUYERS 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

Total Area: 75.0 m² ... 808 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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