



9 Kenley Mount, Wibsey, Bradford, BD6 3JD

**** EXTENDED SEMI DETACHED ** FOUR BEDROOMS ** THREE RECEPTION ROOMS ** POPULAR RESIDENTIAL LOCATION ****

Viewing is strongly advised for this traditional style of SEMI DETACHED. Situated within this increasingly popular part of BD6 where properties continue to sell well! Close to many amenities, schools and transport links to neighbouring towns and cities. Briefly comprising: entrance hall, lounge, dining room, kitchen and additional sitting room/guest room. To the first floor are FOUR BEDROOMS (one en-suite and family bathroom. Benefitting further from GCH and DG, off road parking to the front and enclosed garden to the rear.

Asking Price £270,000

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ENTRANCE HALL

Stairs leading to first floor

LOUNGE 12'5" x 11'8" (3.78m x 3.56m)

Wood effect flooring with feature fireplace housing gas fire, wood surround and marble style back and hearth

SITTING ROOM 15'10" x 6'6" (4.83m x 1.98m)

DINING ROOM 11'1" x 10'5" (3.38m x 3.18m)

Wood effect flooring

KITCHEN 17' (5.18)" max x 10'6" (3.2) max

Selection of wall and base units with stainless steel sink unit, mixer tap and drainer. Plumbing for washer and dish washer. Door leading to rear garden

INNER HALL

Useful under stair storage and ground floor W.C

GROUND FLOOR W.C

Sink and W.C

LANDING

Provides access to all first floor bedrooms and bathroom

BEDROOM ONE 12'9" x 9'2" (3.89m x 2.8m)

BEDROOM TWO 14'7" x 6'6" (4.45m x 1.98m)

En-suite off

EN-SUITE SHOWER ROOM

Shower cubicle, sink and W.C

BEDROOM THREE 11' x 9'2" (3.35m x 2.8m)

BEDROOM FOUR 9'9" (2.97) (including bulk head) x 5'3" (1.6)

BATHROOM

Panelled bath with shower over, sink and W.C

OUTSIDE

Driveway to the front providing off street parking and enclosed garden to the rear

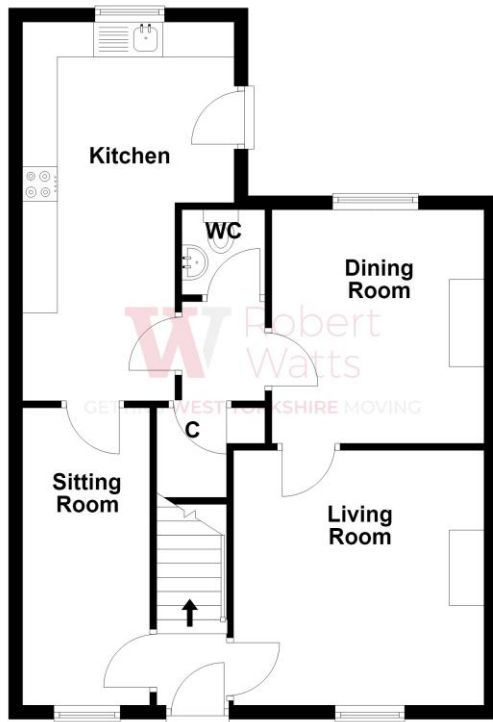
BUYER DISCLAIMER

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 Creadas who charge a fee for this service

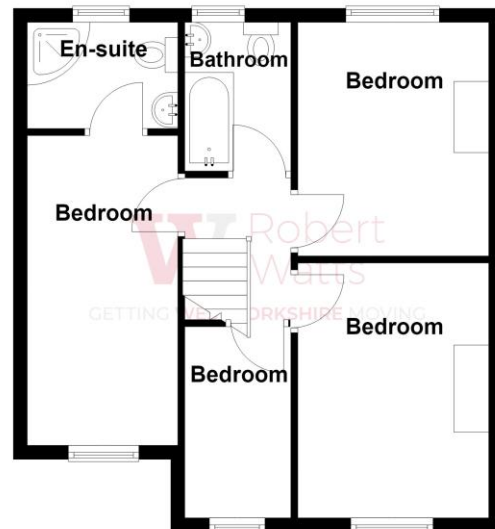
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



9 Kenley Mount

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