



128 Wibsey Park Avenue, Wibsey, Bradford, BD6 3QT

**** OFFERED WITH NO CHAIN ** SUPERB PROPERTY WHICH IS READY FOR SOMEONE TO 'MAKE THEIR OWN MARK' ** RE-PLASTERED IN PARTS, DAMP PROOF COURSE COMPLETED AND READY FOR DECORATION ** LARGE LOFT ROOM ****

Viewing is strongly advised for this popular style of SEMI DETACHED which offers spacious accommodation throughout. Entrance hall, kitchen plus rear dining/store area and through lounge. THREE BEDROOMS, family bathroom and loft room with Velux. Externally are pleasant good size gardens to front and rear. Well placed for many amenities Wibsey Village has to offer including schools and commute. BOOK YOUR VIEWING TODAY

Offers Over £170,000

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ENTRANCE HALL

Re-plastered and stairs to first floor

THROUGH LOUNGE 19'11" x 11'4" (6.07m x 3.45m)

Dual aspect windows and fireplace

KITCHEN 12'6" x 7'8" (3.8m x 2.34m)

Fitted kitchen with a range of wall and base units, worktops sink and drainer, free standing cooker, space for appliances and useful store

REAR DINING/STORE/UTILITY 11'1" x 4'10" (3.38m x 1.47m)

Door leading to rear and plumbing for washer

FIRST FLOOR

Landing area, replastered, with loft access

BEDROOM ONE 11'4" x 13'7" (3.45m x 4.14m)

BEDROOM TWO 11'1" x 11'2" (3.38m x 3.4m)

Store cupboard

BEDROOM THREE 8'4" x 8'2" (2.54m x 2.5m)

BATHROOM

Panelled bath and sink. Separate W/C

LOFT AREA 19'4" (5.9) x 14'1" (4.3) max overall

Large loft space accessed via pull down ladder with Velux window.

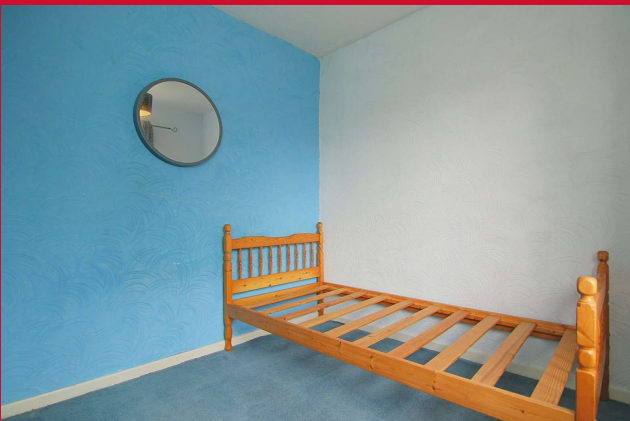
OUTSIDE

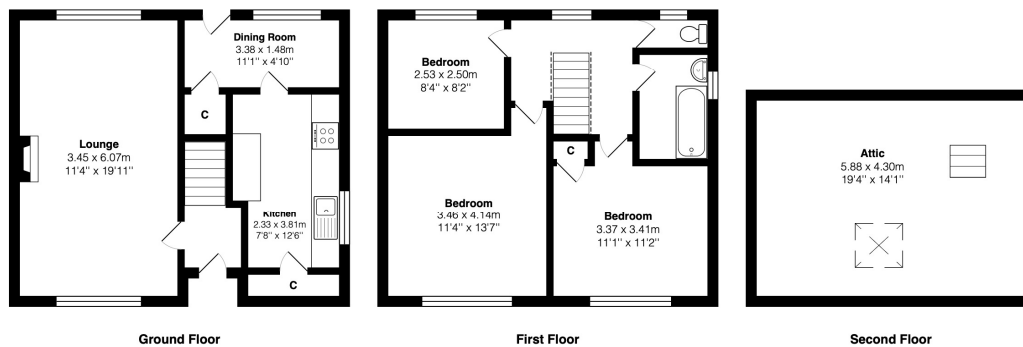
Pleasant, good size gardens to front and rear

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 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: 109.2 m² ... 1175 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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