



27 Mostyn Grove, Wibsey, Bradford, BD6 3RB

**** OFFERED WITH NO CHAIN ** VILLAGE LOCATION ** LOTS OF SCOPE ** LARGE LOFT ROOM ****

Situated within this sought after village of Wibsey is this SEMI DETACHED BUNGALOW in need of some minor cosmetic works. Briefly comprising: entrance hall with pull down ladder to large loft room, lounge kitchen, shower room and double bedroom with doors leading to a sun room. Externally, are pleasant gardens to the front with drive leading to DETACHED garage and good size, well stocked gardens to the rear.

£145,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk

Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

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SIDE ENTRANCE To hallway

LOFT SPACE Large loft space with gable window. Fully decorated with radiator and storage

LOUNGE 11'8" x 9'2" (3.56m x 2.8m)

Feature fireplace

KITCHEN 8'8" x 6'4" (2.64m x 1.93m)

Fitted units, worktops with sink and drainer. Cooker and plumbing for washer

BEDROOM 10'4" x 8'9" (3.15m x 2.67m)

Good size double bedroom with door leading to the sun room

SUN ROOM Overlooking the rear gardens

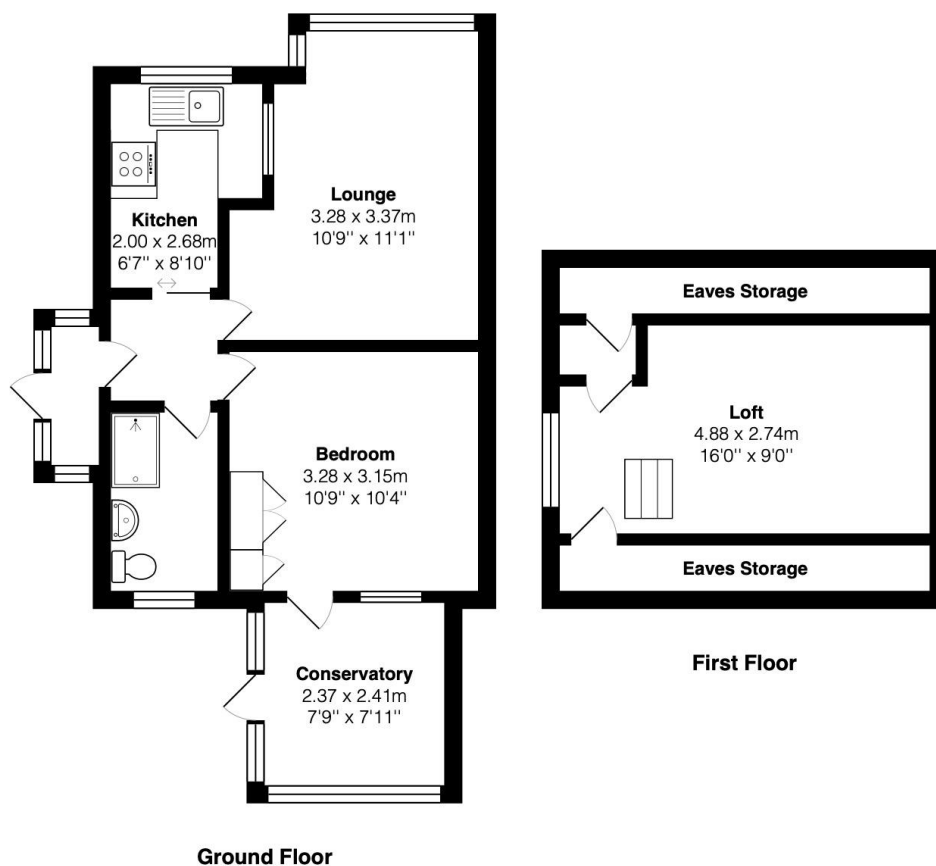
SHOWER ROOM Shower cubicle, sink and W.C

OUTSIDE Gardens to the front with driveway which leads to a detached garage. Larger than average gardens to the rear with mature shrubs, lawn 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: 62.3 m² ... 671 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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