



## 15 Watty Hall Road

Wibsey, Bradford, BD6 3AP

£125,000



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**\*\*THIS PROPERTY IS NOW FULLY BOOKED FOR VIEWINGS\*\***

A perfect opportunity to purchase this three bedroom mid-terraced property which is ideally located on Watty Hall Road, Bradford.

Ideally located close to local amenities and transport links, the home is tucked away on a quiet residential street. With gardens to the front and rear, the home is ideal for any growing family.

Internally the home comprises a living room, kitchen diner, three bedrooms and a bathroom. The home would make an ideal renovation project but it has been clearly well looked after over the years by it's current owner.

Offered for sale at a sensible price and with no onward chain - we recommend you book an early viewing to avoid missing out.

\*This property is now sold subject to contract and viewings have ceased. The vendor will no consider other offers whilst conveyancing is underway.\*

## Living Room

13'1" x 13'1" (4.0m x 4.0m)

A light beige colour scheme provides a warm and neutral feel. The living room overlooks the front of the property with a wall mounted radiator under the window and a feature fireplace providing the focal point. The living room leads into the kitchen diner.

## Kitchen Diner

14'5" x 7'6" (4.4m x 2.3m)

With a stainless steel sink and drainer and a free standing oven and hob. The kitchen diner overlooks the rear garden with a door providing external access. There is plenty of space for a dining table and the room houses the boiler.

## Bedroom One

12'1" x 10'2" (3.7m x 3.1m)

A well sized double bedroom to the front of the home with light and neutral decor and space for wardrobes.

## Bedroom Two

10'2" x 8'6" (3.1m x 2.6m)

A well sized double bedroom overlooking the rear of the property with built in wardrobe space and views over the garden.

## Bedroom Three

7'10" x 5'10" (2.4m x 1.8m)

A single bedroom to the front of the home with built in storage space.

## Bathroom

Part tiled with a bath tub, sink and w/c.

## External

There are gardens to the front and rear of the property and on-street parking available. The front garden is a low maintenance patio and to the rear, there are lawns, a pathway and border plants providing a great outdoor space to relax and entertain on sunny days.

## Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

## Directions

For Satnav please use the postcode BD6 3AP

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any

built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



