



**8 Auckland Road, Wibsey, Bradford, BD6 3AT**

**£155,000**

- THREE BEDROOM MID-TOWNHOUSE
- WELL PRESENTED
- THREE DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- MODERN KITCHEN & BATHROOM
- GARDENS FRONT AND REAR
- GAS CENTRAL HEATING
- EARLY VIEWING ADVISED



# 8 Auckland Road, Bradford BD6 3AT

**\*\* THREE BEDROOM TOWNHOUSE \*\* THREE DOUBLE BEDROOMS \*\* SET OVER THREE FLOORS \*\* MODERN KITCHEN & BATHROOM \*\* GARDENS FRONT AND REAR \*\*** Bronte Estates are pleased to offer for sale this well presented terraced property, located just off Moore Avenue in Wibsey. Enjoying a convenient position, close to bus routes, local schools and walking distance to the High Street. Gas central heating, UPVC double glazing and offering ready to move in accommodation. Briefly comprising of: Porch, Vestibule, Lounge, Dining Kitchen, two first floor double Bedrooms, Bathroom and a third attic Bedroom with dormer window. Gardens front and rear.



Council Tax Band: B



### **Porch**

A white UPVC front porch leading into a vestibule.

### **Vestibule**

Coat hooks, oak flooring and a door to the lounge.

### **Lounge**

15'0 x 13'0

Window to the front elevation, oak flooring and a modern inset living flame gas fire with brushed steel trim. Central heating radiator.

### **Inner Hall**

Stairs to the first floor and doors to the lounge and kitchen.

### **Dining Kitchen**

13'0 x 8'0

Fitted with a range of modern base and wall units in a black gloss finish, ample work surface space and tiled splash-backs. Integrated electric oven, gas hob and extractor above. Stainless steel sink and drainer, plumbing for a washing machine and a useful under-stairs store area. There is a window to the rear elevation, door to the rear garden, tile effect laminate flooring and a central heating radiator.

### **First Floor**

Landing area with an airing cupboard and stairs off to the second floor.

### **Bedroom One**

12'0 x 9'2

Window to the front elevation, walk-in store cupboard and a central heating radiator.

### **Bedroom Two**

11'10 x 7'8

Window to the rear elevation and a central heating radiator.

### **Bathroom**

A modern bathroom with PVC clad walls, comprising of a 'P' shape bath with shower over, WC and a washbasin with storage below. Window to the rear elevation, tile effect laminate flooring and a chrome heated towel rail.

### **Bedroom Three**

10'11 8'9

Dorner window to the rear elevation, two storage cupboards and a larger storage area in the eaves.

### **External**

To the front of the property is an enclosed, low maintenance garden with a fence and hedge boundary. To the rear is a larger outdoor space with a lawn, decked seating area and a fenced boundary. A gate to rear gives access to the side for bins etc.

### **EPC & Floorplan to follow**

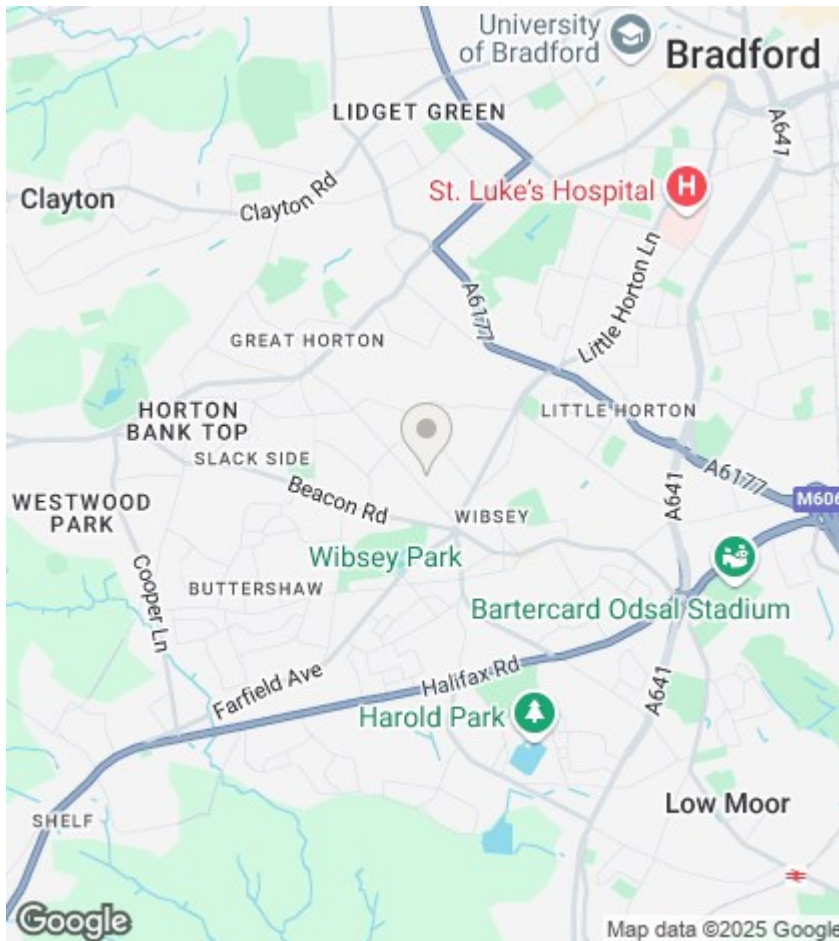












## Directions

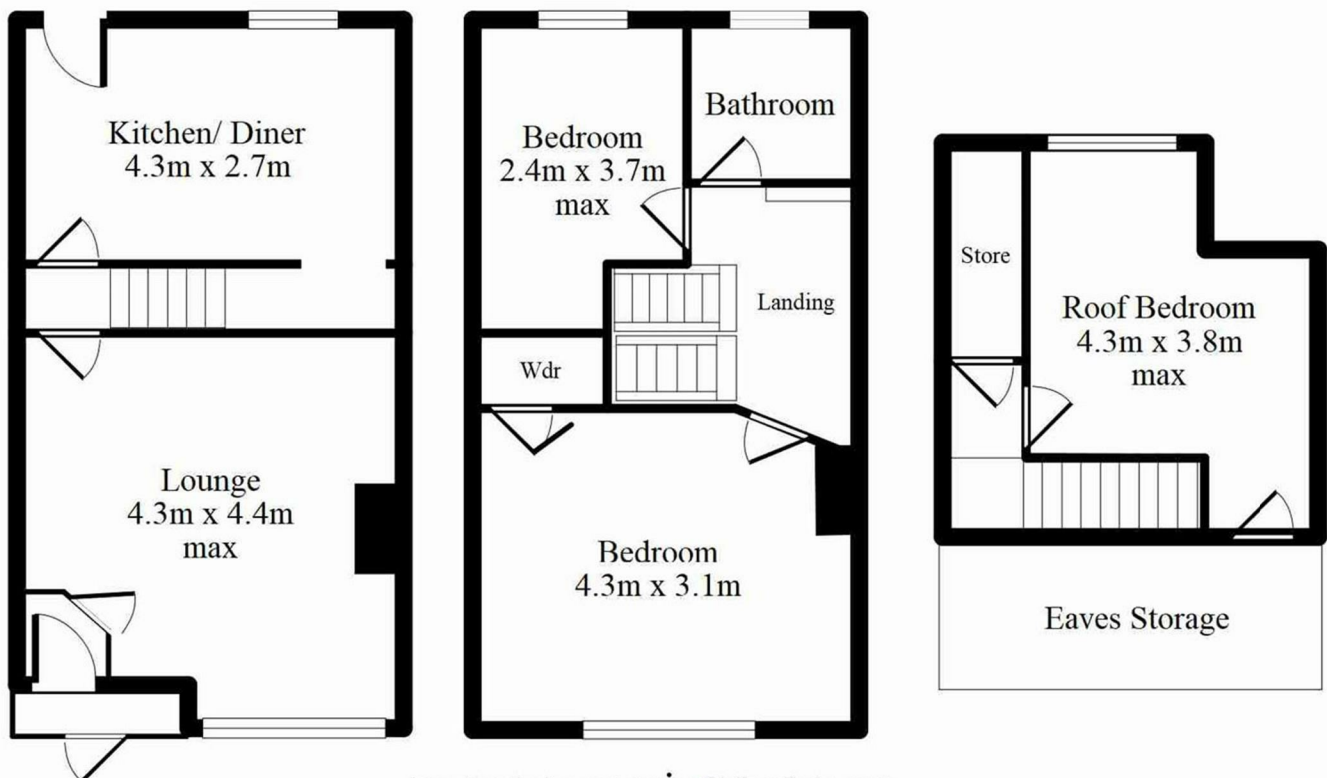
## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025