



Wibsey Park Avenue - REF SR, Wibsey, Bradford, West Yorkshire,

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS OPEN PLAN LOUNGE / DINING
- BEDROOM 1 WITH ENSUITE & FITTED WARDROBES
- DOUBLE GLAZING 7 GAS CENTRAL HEATING
- COUNCIL TAX BAND B
- LOCATED IN THE POPULAR AREA OF WIBSEY
- GROUND FLOOR WC
- TRANSPORT LNKS INCLUDING M62 MOTORWAY NETWORK
- LAWN & PATIO GARDEN WITH DRIVEWAY & GARAGE PARKING
- EPC RATING GRADE C

Offers In The Region Of £175,000

Wibsey Park Avenue - REF SR, Wibsey, Bradford, West Yorkshire, BD6 3QL

I am delighted to present this stunning semi-detached house on the market for sale. This property comes in a state of neutral decoration, providing a blank canvas for you to add a touch of your own style to make it your home.

The house boasts a single, yet spacious, reception room, perfect for entertaining guests or enjoying a cosy night in. There is also a well-equipped kitchen which features modern appliances, offering a contemporary feel and making cooking a pleasure rather than a chore. With three proportioned bedrooms, this property provides ample space for a growing family or for couples seeking extra room. The property is further complemented by two well-appointed bathrooms, ensuring that your morning routines run smoothly.

An additional perk of this property is its energy efficiency, with an EPC rating of 'C', which means you can expect lower energy costs. Furthermore, the property falls under council tax band 'B', making it a financially practical choice for many.

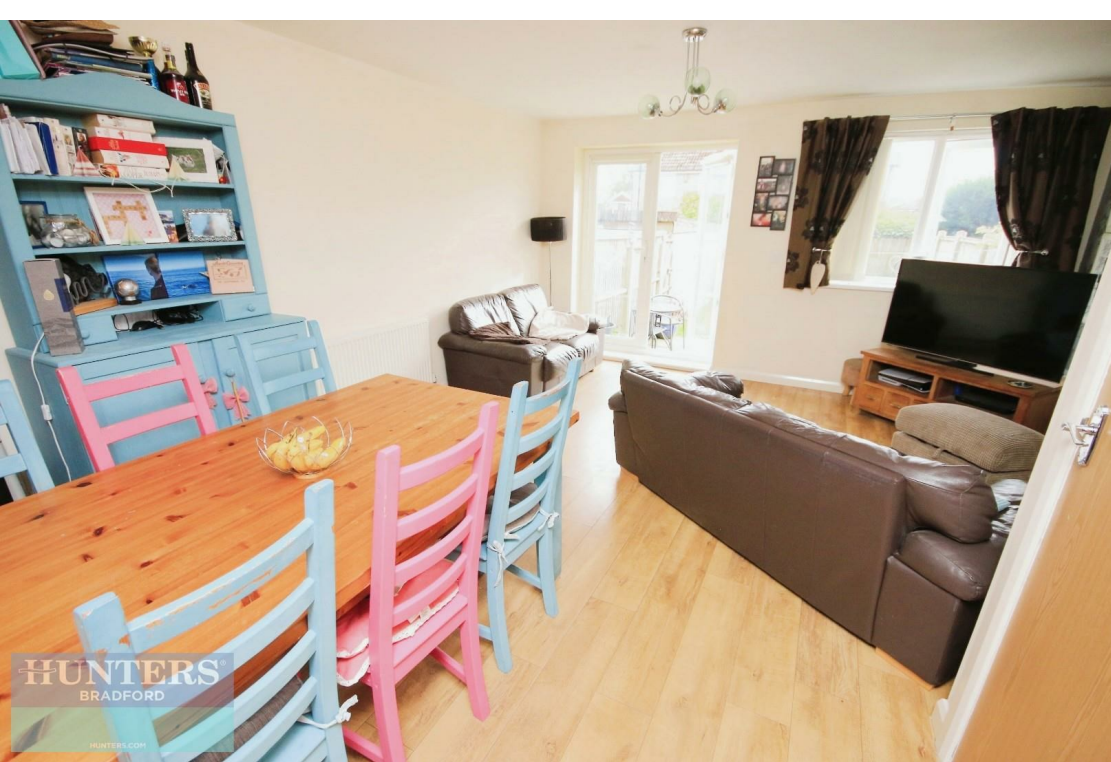
One of the unique features of this home is its lovely garden. This outdoor space can be your personal oasis, a place where you can enjoy some quiet time or have fun family gatherings.

Located in a well-connected area, this property benefits from having public transport links, nearby schools, local amenities, parks and the motorway network within close proximity. Whether you're a family with school-aged children, a couple who enjoy an active social life, or a commuter who values easy access to transport links, this property's location caters to all your needs.

In conclusion, this semi-detached house is a fantastic opportunity for families or couples looking for a comfortable and convenient place to call home. With its neutral decoration, modern kitchen, spacious rooms, and ideal location, this property is ready to welcome its new owners.

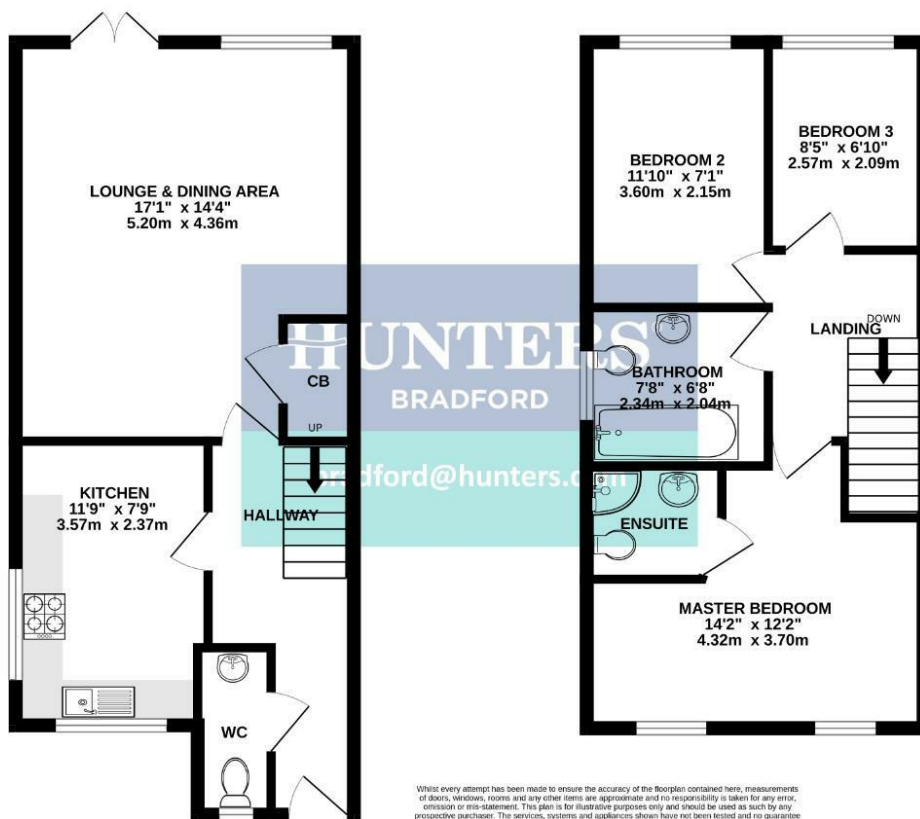
Don't miss out on this opportunity, contact us to arrange a viewing today.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac ©2024

Viewings

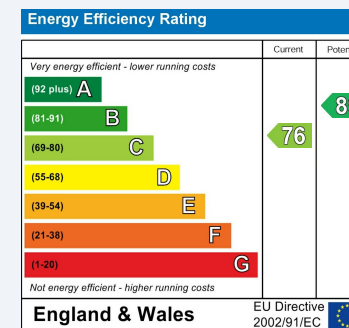
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



2 Wakefield Road, Bradford, BD4 7AT
 Tel: 01274 393955 Email: bradford@hunters.com <https://www.hunters.com>

