



**HUNTERS®**

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## Priestley Avenue, Wibsey, Bradford, West Yorkshire, BD6 1HW

- SEMI-DETACHED PROPERTY WITH 2 BEDROOMS, IDEAL FAMILY HOME
- ADDITIONAL GROUND FLOOR W/C
- THIRD OCCASSIONAL ROOM
- OFF-ROAD PARKING VIA DRIVEWAY
- COUNCIL TAX BAND A

- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONTEMPORARY FAMILY BATHROOM
- GENEROUS REAR GARDEN
- GOOD POTENTIAL FOR FIRST-TIME BUYERS OR AS AN INVESTMENT
- AWAITING EPC GRADE

Offers In The Region Of £140,000

# Priestley Avenue, Wibsey, Bradford, West Yorkshire, BD6 1HW

This well-maintained, two-bedroom semi-detached property offers a practical and comfortable living space, ideal for a family home or a solid investment opportunity. The exterior presents a traditional red-brick facade with a front garden featuring a paved pathway and a lawned area. A driveway provides convenient off-road parking. To the rear, a generous enclosed garden predominantly laid to lawn offers ample outdoor space for recreation or future landscaping.

Internally, the property features a contemporary fitted kitchen equipped with high gloss units, dark contrasting work surfaces, and integrated cooking appliances, alongside a practical breakfast bar area. A separate ground floor W/C provides additional convenience. The main reception room is a bright and spacious living room, neutrally decorated with a feature wall, offering a comfortable area for relaxation and entertaining. An additional dedicated utility area houses laundry appliances.

Upstairs, there are two bedrooms, each offering comfortable accommodation and potential for personalisation. With a third occasional room, for an office or nursery. The modern family bathroom is fully tiled with a neutral grey finish and includes a bath with an overhead shower, a wash basin with storage, and a W/C, providing a clean and functional space.

This property is well-presented throughout, offering a good standard of living for first-time buyers or as a reliable rental asset.





## GROUND FLOOR

**Kitchen**  
8'5" x 12'5"

**Lounge**  
10'0" x 15'2"

**Utility**

**WC**

## FIRST FLOOR

**Landing**

**Bedroom 1**  
10'2" x 8'8"

**Bedroom 2**  
8'8" x 11'2"

**Occasional Room**  
5'6" x 3'6"

**Bathroom**  
5'9" x 6'1"

## EXTERNAL

**Front Garden**

**Rear Garden**

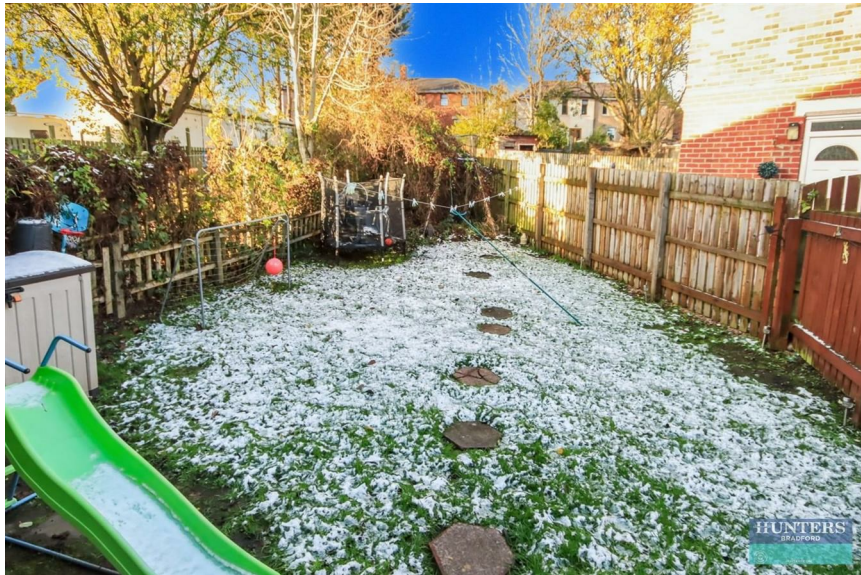
**Driveway**

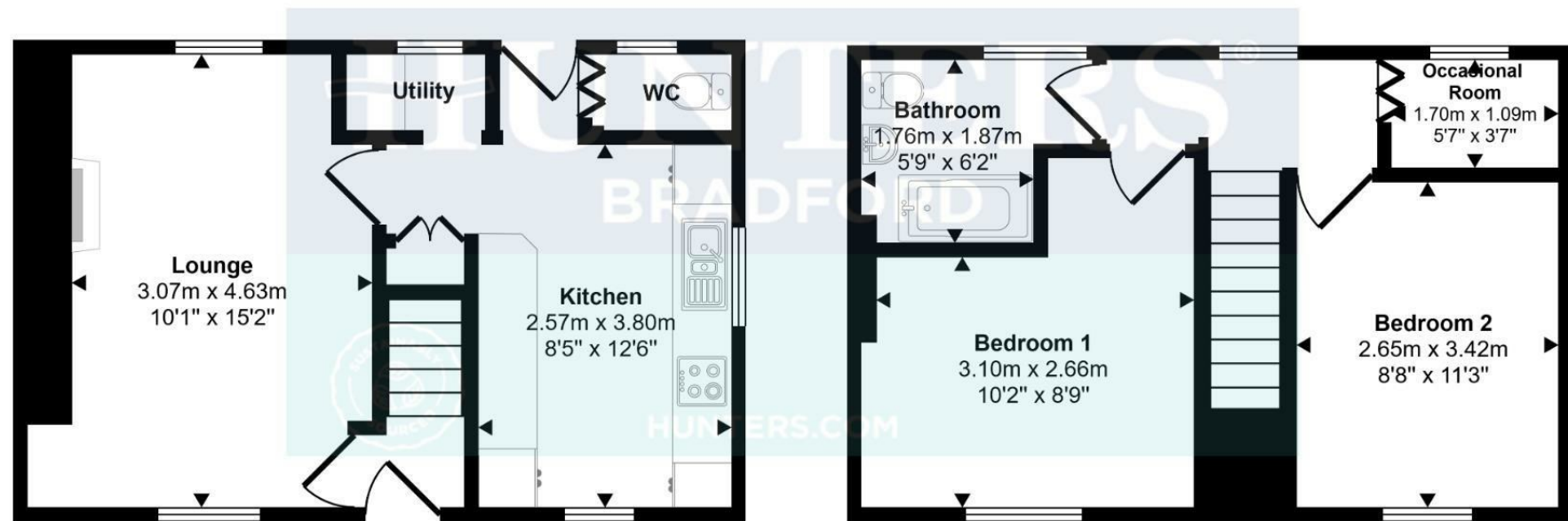




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.







Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 <https://www.hunters.com>

