

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



42 Northfield Road, Wibsey, Bradford, BD6 1RA

**** OFFERED WITH NO CHAIN ** MOST APPEALING DORMER STYLE SEMI-DETACHED property.** Occupying an enviable position and forming part of this ever popular locality within Wibsey Village, ideal for many of the local amenities, schools and transports links. Currently providing **THREE BEDROOMS** being further enhanced with **GOOD SIZE** through lounge, GCH, DG, ground floor shower room and upstairs w/c with wash hand basin. Additionally there gardens to front and rear with driveway leading to detached garage with vast scope for extension (subject to relevant permissions). Viewing is **HIGHLY RECOMMENDED!**

£139,950

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

T: 01274 601 119 E: wibsey@robertwatts.co.uk

robertwatts.co.uk | robertwatts.tv



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ENTRANCE HALLWAY

Good size entrance hallway with useful under stairs store

THROUGH LOUNGE 23'5" x 11'0" narrowing to 8'2" (7.14m x 3.35m narrowing to 2.49m)

Feature fireplace housing electric fire

KITCHEN 11' x 7'4" (3.35m x 2.24m)

Selection of wall and base units, worktops with stainless steel sink unit. Plumbed for automatic washer. Electric cooker point. Splash back tiled walls. Door leading to rear garden.

GROUND FLOOR SHOWER/WET ROOM

With over size shower tray and screen, vanity sink unit, w.c, heated towel radiator and fully tiled walls.

FIRST FLOOR LANDING

with airing cupboard

W/C

Fully tiled with w/c and wash hand basin.

BEDROOM ONE 16'6" ma x 11'1" (5.03m ma x 3.38m)

Lovely size master bedroom with fitted wardrobes

BEDROOM TWO 12'4" x 8'10" (3.76m x 2.69m)

BEDROOM THREE 8'5" x 6'10" (2.57m x 2.08m)

Useful walk in store cupboard

OUTSIDE

Good size corner plot position having vast potential to extend subject to permission. Currently there are lawned gardens to front and rear with raised bedding area. Driveway with parking for several cars leading to detached garage.

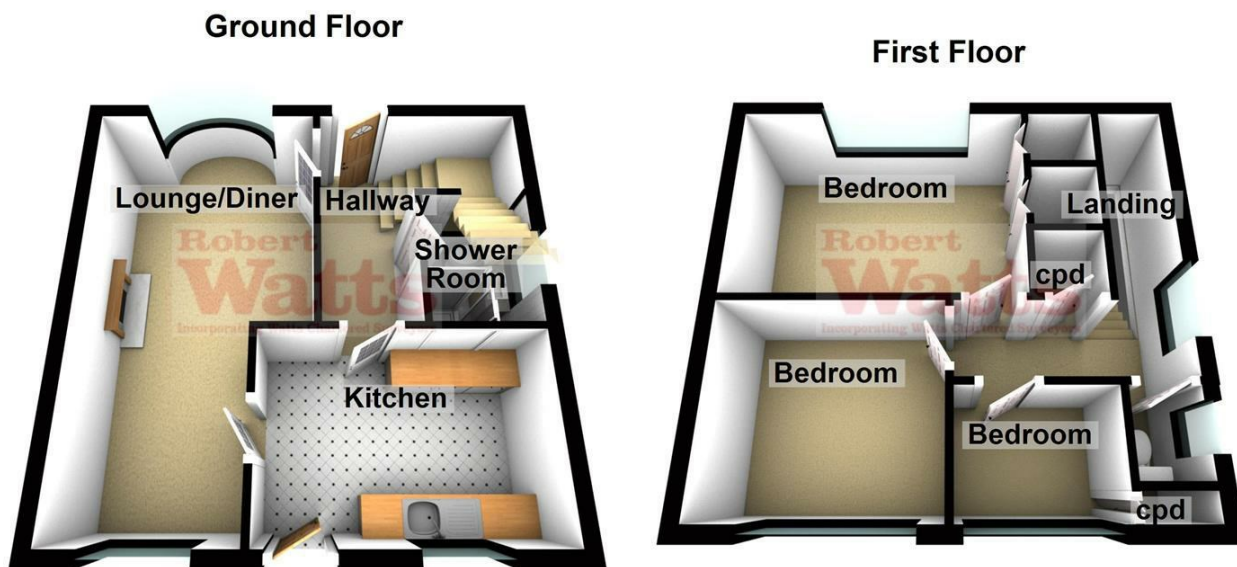
DIRECTIONS

From our Wibsey Office turn immediately left into Acre Lane then left onto Northfield Road

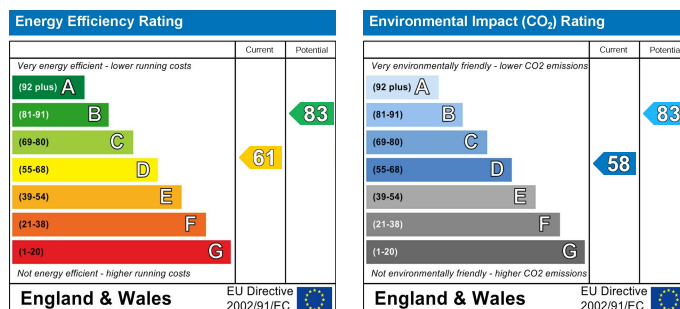
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.



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