



**Watty Hall Avenue, Wibsey,**  
**Asking Price £110,000**

**\*\* SEMI DETACHED BUNGALOW \*\* IMMACULATE \*\* GARDENS AND DRIVEWAY \*\* MODERN KITCHEN \*\***

IMMACULATELY PRESENTED throughout occupying a delightful CUL-DE-SAC is this TWO BEDROOM SEMI DETACHED BUNGALOW. MODERNISED by the present owners to include a MODERN FITTED KITCHEN, house bathroom and NEW CARPETS.

Available with VACANT POSSESSION and benefits both gas central heating and Upvc double glazing. Comprises: Reception hall, lounge, kitchen, two bedrooms and bathroom. Outside there are front and rear gardens with a DRIVEWAY to the side. There is also useful UNDER HOUSE STORAGE.





Immaculately presented throughout and occupying a delightful cul-de-sac setting is this two bedroom semi-detached bungalow. Having been modernised by the present owners to include a modern fitted kitchen, house bathroom and new carpets. Available with vacant possession and benefits both gas central heating and Upvc double glazing. Briefly comprises: Reception hall, lounge, kitchen, two bedrooms and bathroom. Outside there are front and rear gardens with a driveway to the side. There is also useful under house storage.

Entrance Porch

Having a tiled floor

Lounge

15'6" x 10'7" (4.72m x 3.23m)

Having a wall mounted electric fire, radiator and a double glazed window.

Dining Kitchen

12'8" x 8'10" max (3.86m x 2.69m max)

Having fitted wall and base units, granite work tops, sink unit, tiled splash back, integral fridge freezer, dish washer, washing machine, tumble dryer, double oven, hob and extractor fan, tiled floor, radiator and a double glazed window.

Bedroom One

11'9" x 10'7" (3.58m x 3.23m)

Having fitted wardrobes, radiator and a double glazed window.

Bedroom Two

8'11" x 8'2" (2.72m x 2.49m)

Having a radiator and a double glazed window.

Bathroom

Fitted with a modern three piece suite comprising low flush Wc, panelled bath with thermostatic shower over, pedestal hand basin, tiled walls and floor, chrome heated towel rail and a double glazed window.

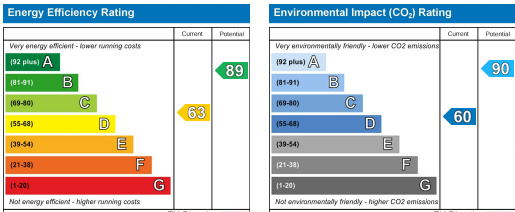
External Details

To the front of the property there is a driveway providing off street parking and a low maintenance garden with borders having mature bushes and shrubs. to the rear of the property there is an enclosed garden having a lawned and patio area and borders with trees, shrubs and bushes.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

