



Ground Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing arrangements

Strictly by appointment through WW Estates
 01274 693737
 wibsey@wwestateagents.com



Directions

See mapping.



Watty Hall Avenue, Bradford, BD6 3AJ
Offers In Excess Of £170,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



No Onward Chain *** Two Double Bedrooms
 *** Low Maintenance Gardens *** Resin Driveway And Garage. Located in the desirable cul-de-sac of Watty Hall Avenue, Bradford, this well-presented semi-detached bungalow offers a perfect blend of comfort and convenience. With no onward chain, this property is an ideal opportunity for those seeking a peaceful retreat in a sought-after location.

Upon entering, you are welcomed by an entrance hall that leads to a spacious lounge, complete with an electric fire, perfect for cosy evenings. The kitchen is fitted with modern wall and base units, featuring an oven, gas hob with an extractor hood, and space for appliances, making it a delightful space for culinary enthusiasts.

This bungalow boasts two generous double bedrooms. One bedroom is equipped with fitted wardrobes, providing ample storage, while the other features patio doors that open directly to the rear garden, allowing for a seamless indoor-outdoor living experience. The modern shower

room is thoughtfully designed with a shower, low-level WC, and a stylish vanity hand wash unit.

Outside, the property is complemented by a resin driveway that offers parking for many vehicles, along with a garage for additional storage. The front and rear gardens are designed for low maintenance, allowing you to enjoy your outdoor space without the hassle of extensive upkeep.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Well presented two bedroom semi-detached bungalow in a sought after cul-de-sac being sold with no onward chain.

Rating authority
Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold