



## 5 Hector Close, Wibsey, Bradford, BD6 1QE

\*\*\* EXTENDED FAMILY SIZED MODERN DETACHED \*\*\* POPULAR CUL DE SAC LOCATION \*\* Viewing is strongly advised for this impressive FOUR BEDROOM, TWO RECEPTION ROOM property which is enhanced further with well equipped breakfast kitchen, LARGE family bathroom, master ensuite PLUS integral garage with addition gym/home office. Lovely gardens to the rear with additional garden terrace which is an ideal space for entertaining within the summer house. Benefitting further from GCH, DG, alarm and off road parking to the front. Situated within this increasingly popular part of Wibsey, BD6 which is well placed for many amenities, public transport links and commute via the Motorway.

£325,000

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

# 5 Hector Close, Wibsey, Bradford, BD6 1QE

## ENTRANCE HALL

Cloakroom off

## CLOAKROOM

Combined sink and W.C. Built in cupboard

## LOUNGE 13'11" x 10'8" (4.24m x 3.25m)

Feature fireplace housing gas fire. Open archway leading to dining room

## DINING ROOM 10'8" x 7'10" (3.25m x 2.4m)

Patio doors leading to garden

## BREAKFAST KITCHEN 15'3" x 9'1" (4.65m x 2.77m)

Modern kitchen having an array of wall and base units, circular sink and drainer. Worktops incorporating breakfast bar with splashback tiled walls, range cooker and space for freestanding appliances

## INTEGRAL GARAGE 22'8" x 10'2" (6.9m x 3.1m)

Great space with power and light. Potential to convert (subject to permissions)

## GYM / OFFICE 10'2" x 6'3" (3.1m x 1.9m)

Power and light

## FIRST FLOOR

Landing area with large built in sliding door cupboard

## MASTER BEDROOM 10'10" x 12'1" (3.3m x 3.68m)

## EN-SUITE

Quality fitted vanity unit with cupboard and freestanding sink, W.C and corner shower cubicle

## BEDROOM TWO 10'11" x 9'8" (3.33m x 2.95m)

Built in sliding door mirror wardrobes

## BEDROOM FOUR 6'7" x 5'6" (2m x 1.68m)

## BEDROOM THREE 10'2" x 9'4" (3.1m x 2.84m)

## BATHROOM

Fully tiled impressive house bathroom with vanity unit, W.C and oversize bath

## OUTSIDE

Off road parking to the front with lawned gardens. Paved garden to the rear with raised bedding boxes. External power and light, leading to a lovely garden terrace with Astro Turf and summer house with built in seating area, plenty of storage with power and light. A great place for entertaining

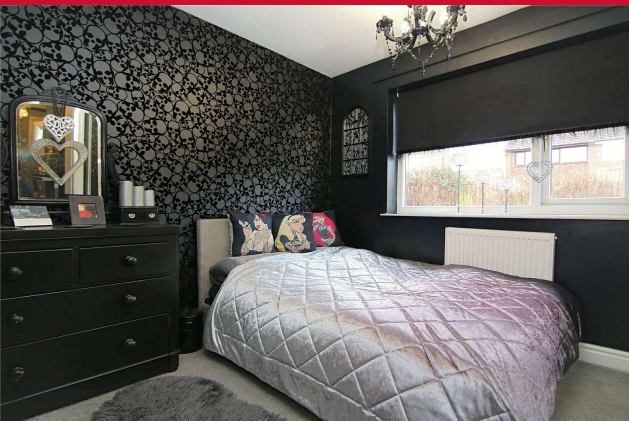
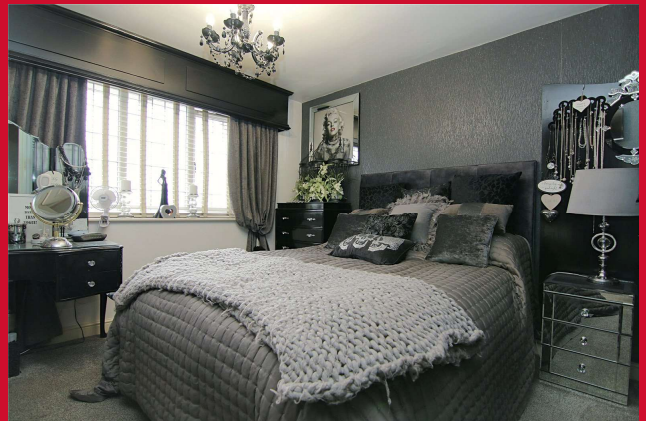
## FURTHER INFORMATION

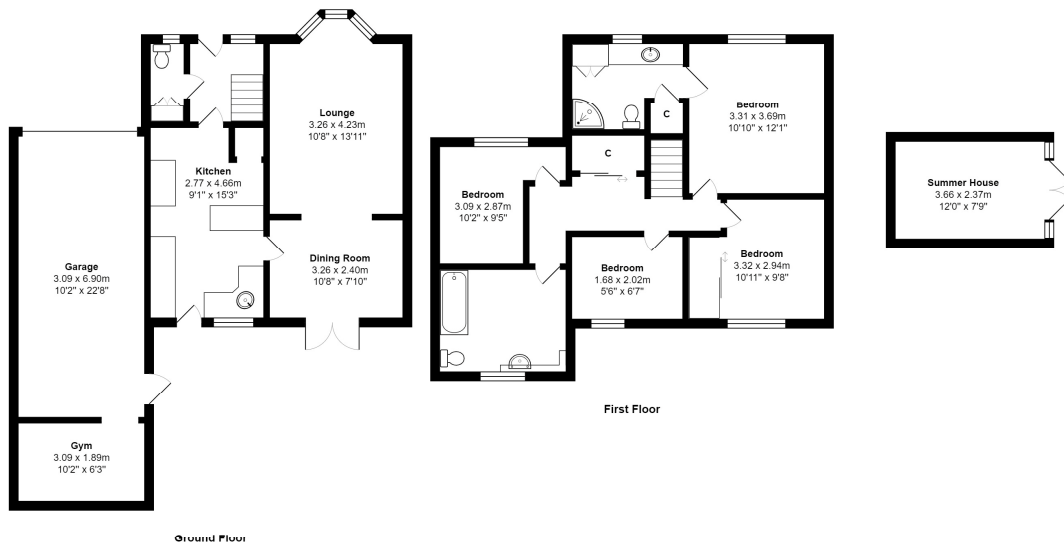
Council Tax - Band D

Tenure - Freehold

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.







Total Area: 102.3 m<sup>2</sup> ... 1101 ft<sup>2</sup> (excluding garage, gym, summer house)  
 All measurements are approximate and for display purposes only

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

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark