



41C Briarwood Drive, Wibsey, Bradford, BD6 1RT

An EXCELLENT modern detached house in a good and popular residential area, well situated for access to Wibsey Village and all its amenities. Much improved the accommodation has Gas CH, security cameras, newly installed UPVC DG and the integral garage has been converted into a stylish dining room and quality cloakroom. The accommodation briefly comprises 17' lounge with double doors to conservatory, dining room with oak floor, fitted kitchen, cloaks with W.C, THREE bedrooms, two with wardrobes, superb bathroom with separate shower. An internal inspection of this property is essential to appreciate its size and standard to the fullest extent.

£280,000

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SIDE ENTRANCE

To the kitchen

LOUNGE 16'4" x 17'2" (4.98m x 5.23m)

Electric fire with surround. Open stairs to first floor and double doors leading to conservatory

DINING ROOM 7'10" x 13'9" (2.4m x 4.2m)

Cupboard off with plumbing for washer. Oak flooring

KITCHEN 7'5" x 12'9" (2.26m x 3.89m)

Selection of fitted wall and base units. 1 1/2 bowl stainless steel sink unit and tiled worktops. Split level electric cooker, gas hob and tiled splash backs

CONSERVATORY 7' x 12'7" (2.13m x 3.84m)

Laminate flooring

CLOAKROOM

Sink and W.C. Gas fired central heating boiler/water heater

FIRST FLOOR LANDING AREA

BEDROOM ONE 9'7" x 16' (2.92m x 4.88m)

Full length fitted wardrobes with cupboards over

BEDROOM TWO 9'7" x 13'11" (2.92m x 4.24m)

Wardrobes

BEDROOM THREE 6'4" x 11'3" (1.93m x 3.43m)

BATHROOM 6'5" x 7'6" (1.96m x 2.29m)

Excellent suite with panelled bath, fully tiled separate shower cubicle. Sink and W.C

OUTSIDE

Parking to the front and garden to the rear mainly laid to lawn

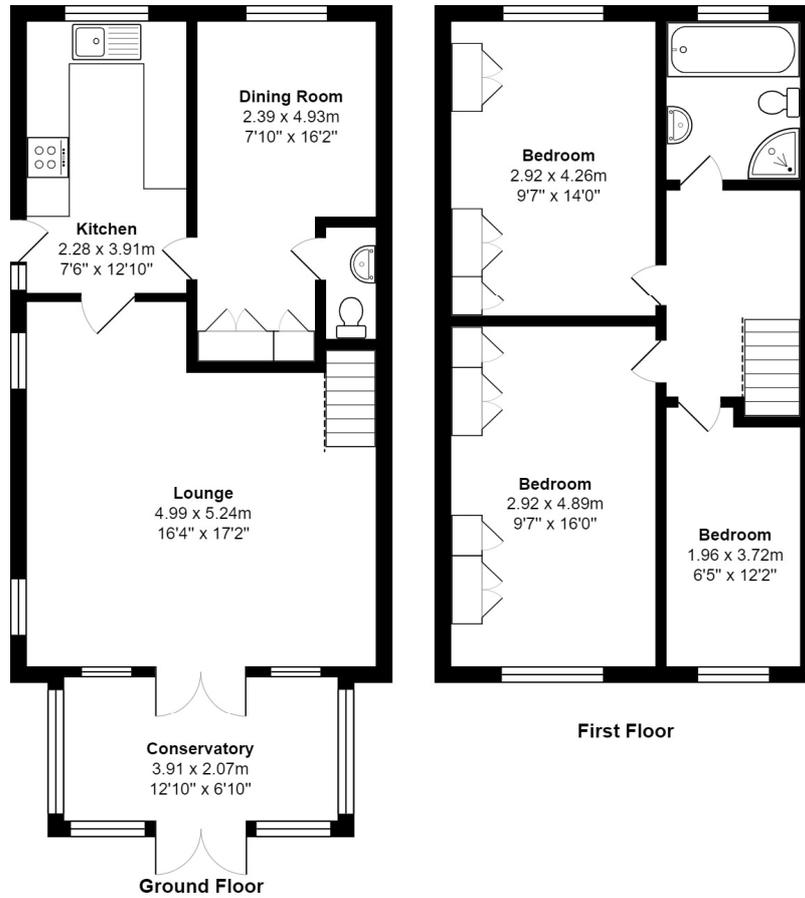
FURTHER INFORMATION

Council Tax - Band C

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: 101.6 m² ... 1094 ft²

All measurements are approximate and for display purposes only

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

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