



## 49 Beanland Gardens, Wibsey, Bradford, BD6 3PP

\*\* MODERN END TOWN HOUSE \*\* CUL DE SAC LOCATION \*\* Viewing is strongly advised for this modern end town house offering TWO DOUBLE BEDROOM accommodation further enhanced with good size lounge, dining kitchen, larger than average gardens, GCH DG and parking. We feel this will appeal to FIRST TIME BUYERS/YOUNG FAMILIES and the buy to let market. Well placed for many amenities, primary and secondary schools, commute to city centre and further afield via the motorway network M606/M62.

£129,950

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## **ENTRANCE HALLWAY**

Stairs leading to first floor. Cloakroom off

## **CLOAKROOM**

With sink and W.C

## **LOUNGE 13'11" x 10' (4.24m x 3.05m)**

Understair Cupboard

## **DINING KITCHEN 13'1" 7'11" (4m 2.41m)**

Selection of wall and base units, worktops with sink and drainer. Oven, hob and extractor, plumbing for washer. Patio doors leading out to the rear gardens

## **FIRST FLOOR**

Landing area with access to loft

## **BEDROOM ONE 13'2" (4.01) max x 9' (2.74) plus recess**

Two windows

## **BEDROOM TWO 13'2" x 7'4" max (4.01m x 2.24m max)**

## **BATHROOM**

Three piece suite with mixer shower tap over bath sink and W.C. Part tiled walls

## **OUTSIDE**

Good size gardens to the rear with patio seating area. Garden to the front, allocated parking

## **FURTHER INFORMATION**

Council Tax - Band B

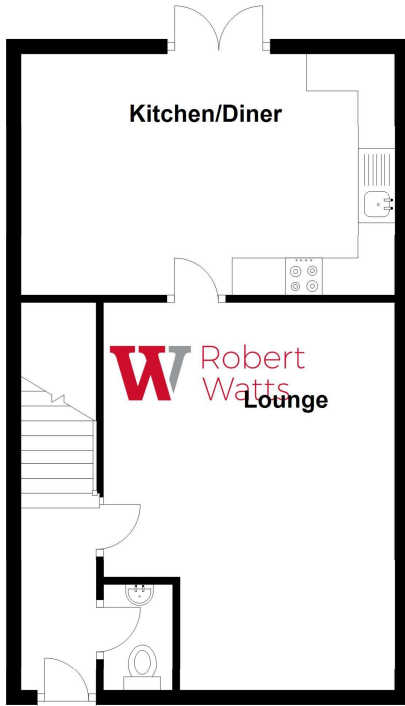
Tenure - Freehold

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.

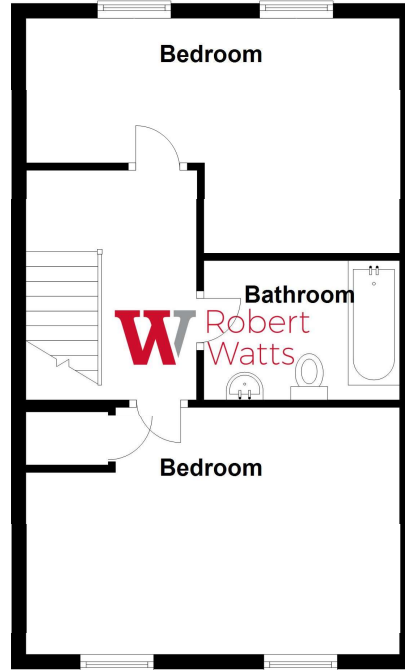




### Ground Floor



### First Floor



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

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         | <b>91</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | <b>73</b>               |           |
| (55-68) <b>D</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 |           |

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