



21A Buttershaw Lane, Wibsey, Bradford, BD6 2DD

**** DETACHED BUNGALOW SAT WITHIN ITS OWN GROUNDS ** SOUGHT AFTER LOCATION ** VAST SCOPE **** Viewing is strongly advised for this lovely detached bungalow sat within lovely grounds, tucked back from the road. The spacious accommodation throughout briefly comprises: entrance hall, kitchen, utility, lounge leading through to the dining room, SITTING AREA with floor to ceiling windows PLUS STUDY. TWO DOUBLE BEDROOMS, WETROOM and additional cloakroom. Externally the well tended grounds are accessed via double gates, block paved driveway leading to garage. Mainly laid to lawn with mature bedding areas and hedge boundary. The rear is mainly paved with large workshop.

£375,000

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ENTRANCE HALL

Access to utility and Inner hallway with French doors leading into the lounge

UTILITY ROOM 8'8" x 4'11" (2.64m x 1.5m)

Plumbing for washer, space for dryer and worktops

KITCHEN DINER 10'10" x 10'5" (3.3m x 3.18m)

Selection of wall and base units. Plenty of work surface with splash back tiled walls, sink and drainer. Oven, hob and canopy extractor hood. Integrated dish washer

LOUNGE 19'10" x 14'3" (6.05m x 4.34m)

A lovely size reception room with windows to the front and side elevation. Feature fireplace housing gas fire. Door with glass panels leading into dining room allowing plenty of natural light

DINING ROOM / SITTING AREA

Another good size formal dining room opening through to additional seating area which has floor to ceiling windows overlooking the garden

OFFICE 5'10" x 4'10" (1.78m x 1.47m)

Windows to front and side elevation

BEDROOM ONE 13'5" x 11'2" (4.1m x 3.4m)

Fitted bedroom furniture

BEDROOM TWO 10'11" x 10'5" (3.33m x 3.18m)

WET ROOM

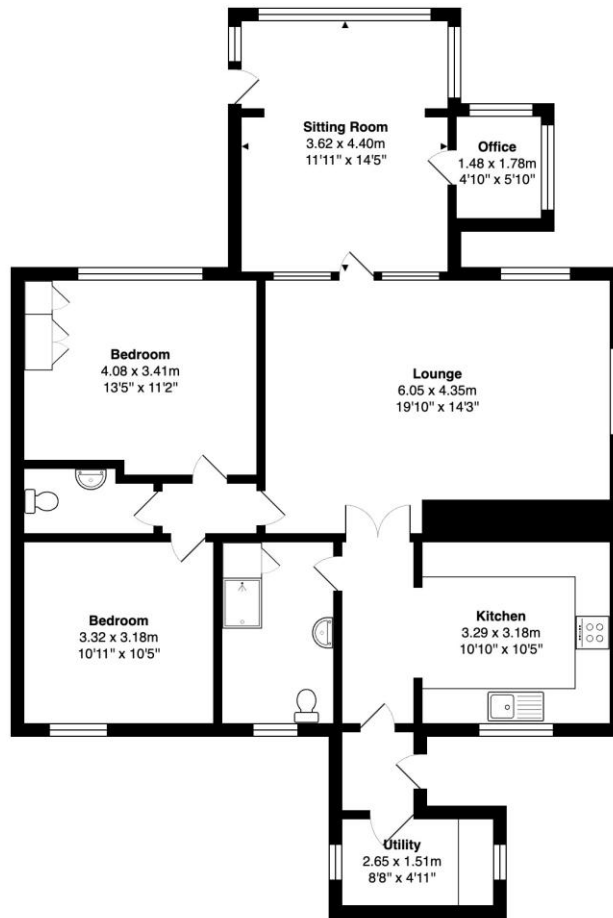
Adapted for disabled use. Good size with sink and W.C. Towel radiator and majority tiled walls. Additional separate sink and W.C off from the inner hall

OUTSIDE

Sat within its own IMPRESSIVE grounds on a large plot with lots of scope. Well tended gardens with rockery and mature shrubs is accessed via double gates. Block paved driveway allowing parking for several cars which leads to a detached garage. Large paved garden to the rear with paved borders plus large workshop with power and light

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

Total Area: 105.6 m² ... 1137 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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