



9 Hector Close, Wibsey, Bradford, BD6 1QE

OFFERED WITH NO CHAIN ** MODERN FAMILY SIZED DETACHED ** Situated within this increasingly popular part of Wibsey BD6, with a cul de sac location is this lovely MODERN DETACHED currently providing THREE GOOD SIZE BEDROOMS TWO RECEPTIONS, modern kitchen and bathroom, GCH DG, drive to garage and pleasant gardens to front and rear. Ideal for many of the local amenities and commute to nearby city centers plus Motorway links via the M606/M62. We feel this is an ideal purchase for young families. An internal inspection is strongly advised

£180,000

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ENTRANCE HALL Stairs to first floor

CLOAKROOM Off from kitchen. Sink and W.C

LOUNGE 12'3" x 14'6" (3.73m x 4.42m)

Feature fireplace housing gas fire and French doors to the dining room

DINING ROOM 6'9" x 9'5" (2.06m x 2.87m)

Pleasant dining area with patio doors leading to the gardens.

KITCHEN 11'10" x 7'10" max (3.6m x 2.4m max)

Fitted kitchen with a selection of wall and base units. Worktops with splashback tiled walls.

Freestanding oven and built in microwave. Space for slim line dishwasher and plumbing for washer

LANDING

Access to the loft

BEDROOM ONE 10'10" x 8'7" (3.3m x 2.62m)

Fitted wardrobes

BEDROOM TWO 11'10" max x 8'7" (3.6m max x 2.62m)

BEDROOM THREE 8'2" x 6'7" (2.5m x 2m)

BATHROOM

Three piece bathroom suite with Jacuzzi style double ended bath, shower over and screen. Sink and W.C. Fully tiled walls

OUTSIDE Open aspect to the front and driveway to the side leading to the garage. Enclosed garden to the rear, With large paved area and recently laid lawn. Ideal space for entertaining plus raised shrub garden

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.



