



1 Stephen Road, Wibsey, Bradford, BD6 3DS

**** SIMPLY A MUST SEE! ** IT'S ALL AT THE BACK! **** Tastefully decorated and very well presented is this EXTENDED SEMI DETACHED BUNGALOW of which the current owners have created a lovely FAMILY AREA within the large permanent built conservatory area to the rear. Currently providing TWO DOUBLE BEDROOM accommodation with the possibility of creating more, bathroom, utility room and kitchen family room of which will only be appreciated on viewing. Externally, are gardens to front with driveway leading to a garage area of which has had minor modifications made to allow use as a home office/study area. To the rear are LARGE gardens which currently house a number of pigeon lofts (which will be removed) and paved seating areas, all enclosed. Sat within the cul de sac just off Beacon Road, ideal for commute to many of the neighbouring villages, public transport links and short distance for Wibsey village amenities and the Motorway Network M606/M62.

VIEWING IS HGHLY RECCOMENDED

£275,000

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ENTRANCE PORCH

Leading into entrance hallway

ENTRANCE HALLWAY Tiled floor and useful store cupboard

LOUNGE AREA 14'6" max x 9'11" (4.42m max x 3.02m)

Good size lounge area with sliding doors leading to kitchen family room, laminate flooring and utility area off

UTILITY ROOM 10'4" x 9'1" (3.15m x 2.77m)

Tiled floor, base units and sink. Formerly a bedroom. Accessed via kitchen and lounge

KITCHEN/DINER/FAMILY ROOM 19'2" x 12'10" max (5.84m x 3.9m max)

The real heart of the home. A large integral part of the house with tiled flooring benefitting from underfloor heating. Kitchen wall and base units, worktops with splash back, sink and drainer, integral dishwasher, oven, hob and extractor. Access to utility room

BEDROOM ONE 11'2" (3.4) x 9'11" (3.02) plus recess

Selection of fitted furniture to incorporate dresser

BEDROOM TWO 10'3" (3.12) x 7'8" (2.34) plus recess

Fitted wardrobe plus two store cupboards

BATHROOM

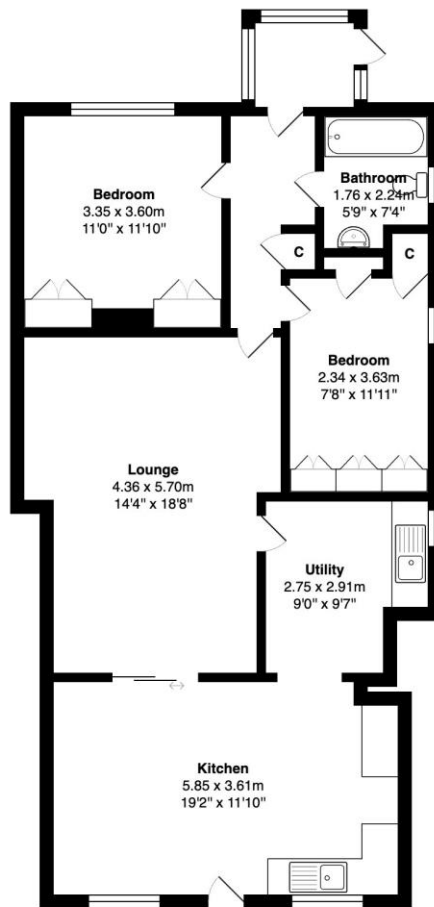
Modern bathroom with vanity style sink basin, W.C, bath with shower over and screen. Tiled flooring

OUTSIDE

Pleasant low maintenance garden to front, driveway to side leading to garage which has been utilised into an office area. To the rear are paved seating areas, leading to a larger than expected rear garden. Currently houses pigeon lofts.

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: 86.8 m² ... 935 ft²

All measurements are approximate and for display purposes only

