



238 Beacon Road, Wibsey, Bradford, BD6 3DY

Stunning End-Townhouse on a Large Corner Plot. This immaculate end townhouse is beautifully presented throughout and sits proudly on a generous corner plot with extensive, landscaped gardens. Perfectly designed for modern family living. The home boasts an impressive breakfast kitchen featuring a central island, a well-equipped utility room, and a convenient cloakroom. Enjoys ample living space with a large garden room, three additional reception rooms, and a charming conservatory, providing versatile areas for relaxing and entertaining. Upstairs, the master bedroom offers a luxurious four-piece en-suite, complemented by three further bedrooms and a family bathroom. There is also a spacious attic room, ideal for a home office, playroom, or extra storage.

Offers in the region of £370,000

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CONSERVATORY 8'1" x 7'9" (2.46m x 2.36m)

Front conservatory overlooking the gardens which lead into the hall

BREAKFAST DINING KITCHEN 19'1" approx x 15'2" (5.82m approx x 4.62m)

A room that can not fail to impress with solid wood worktops incorporating an island breakfast bar. An array of integrated appliances to include double oven, hob and extractor, fridge freezer, dishwasher and much more. Vast amounts and wall and base units and space for large dining table. A lovely room for entertaining

LIVING ROOM 12'4" x 13'1" (3.76m x 4m)

Multifuel stove

SITTING ROOM 10'1" x 11'1" (3.07m x 3.38m)

SECOND SITTING ROOM 10'11" x 11'2" (3.33m x 3.4m)

GARDEN ROOM 19'5" x 10'2" (5.92m x 3.1m)

With solid ceiling and spot lights allowing use all year round. Double doors leading to the front and door leading to rear

CLOAKROOM

With sink and W.C off from the utility area

UTILITY AREA

Also used as rear entrance with wall and base units, sink, washer and dryer space

FIRST FLOOR

MASTER BEDROOM 15'5" x 10'11" (4.7m x 3.33m)

Fitted mirror door sliding wardrobes

EN-SUITE

Large ensuite with roll top bath, built in shower which has a 1msq chrome showerhead. Sink, W.C and two heated towel radiators

BEDROOM TWO 12'5" x 8'10" (3.78m x 2.7m)

BEDROOM THREE 9'11" x 8'11" (3.02m x 2.72m)

BEDROOM FOUR 9' x 6'3" (2.74m x 1.9m)

FAMILY BATHROOM

Three piece suite with shower over bath, sink and W.C

OVERALL ATTIC SPACE 22'10" (6.96) x 13'9" (4.2) max overall

A great addition, accessed via fixed stairs. Fully decorated with power and light. Velux windows and eave storage. Vast potential for loft conversion (subject to permissions)

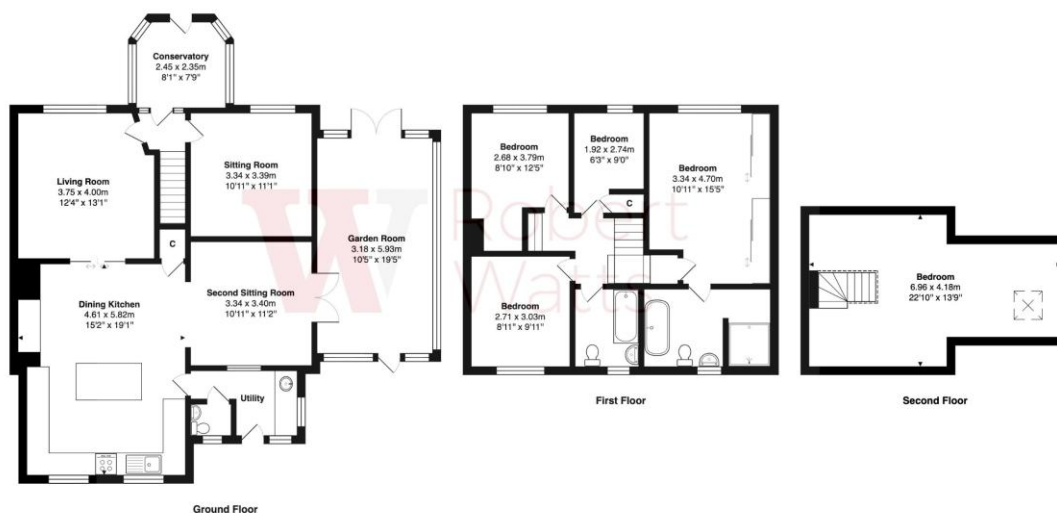
OUTSIDE

Sat on an eviable corner plot with extensive gardens to the front and side having a southerly aspect. Well maintained with plenty of mature shrubs, fruit trees and lawn. Composite decked seating area. Large parking area to the rear and detached garage.

BUYER DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 183.0 m² ... 1969 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		