



31 Beacon Grove, Wibsey, Bradford, BD6 3EB

**** SUPERB CORNER PLOT POSITION ** VAST POTENTIAL FOR EXTENSION ** IDEAL YOUNG FAMILY HOME **** Situated in the head of the cul de sac and offering family accommodation is this lovely SEMI DETACHED property which briefly comprises: Entrance hall, lounge and dining room, modern kitchen. THREE BEDROOMS and family bathroom. Externally, there is block paving to the front allowing parking for several cars which leads to a detached garage. Large gardens to the rear, well stocked, Astro Turf lawn, greenhouse and patio area. Benefitting further from GCH and DG. Well placed for many of the village amenities, schools and commute. VIEWING IS STRONGLY ADVISED!

£185,000

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ENTRANCE HALL Stairs leading to the first floor

LOUNGE 13'1" x 12'9" (4m x 3.89m)

Good size reception room with bay window and feature fireplace

DINING ROOM 13'1" x 10' (4m x 3.05m)

Feature fireplace

REAR HALL Understairs store area

KITCHEN 7'5" x 6'10" (2.26m x 2.08m)

Modern kitchen with a selection of wall and base units. Worktops with tiled splashback, built in microwave, oven, hob and extractor

FIRST FLOOR Landing area

BEDROOM ONE 13'1" x 10'5" (4m x 3.18m)

Fitted bedroom furniture and pleasant outlook over the cul de sac

BEDROOM TWO 10'5" x 9'11" (3.18m x 3.02m)

BEDROOM THREE 9'3" max x 5'10" (2.82m max x 1.78m)

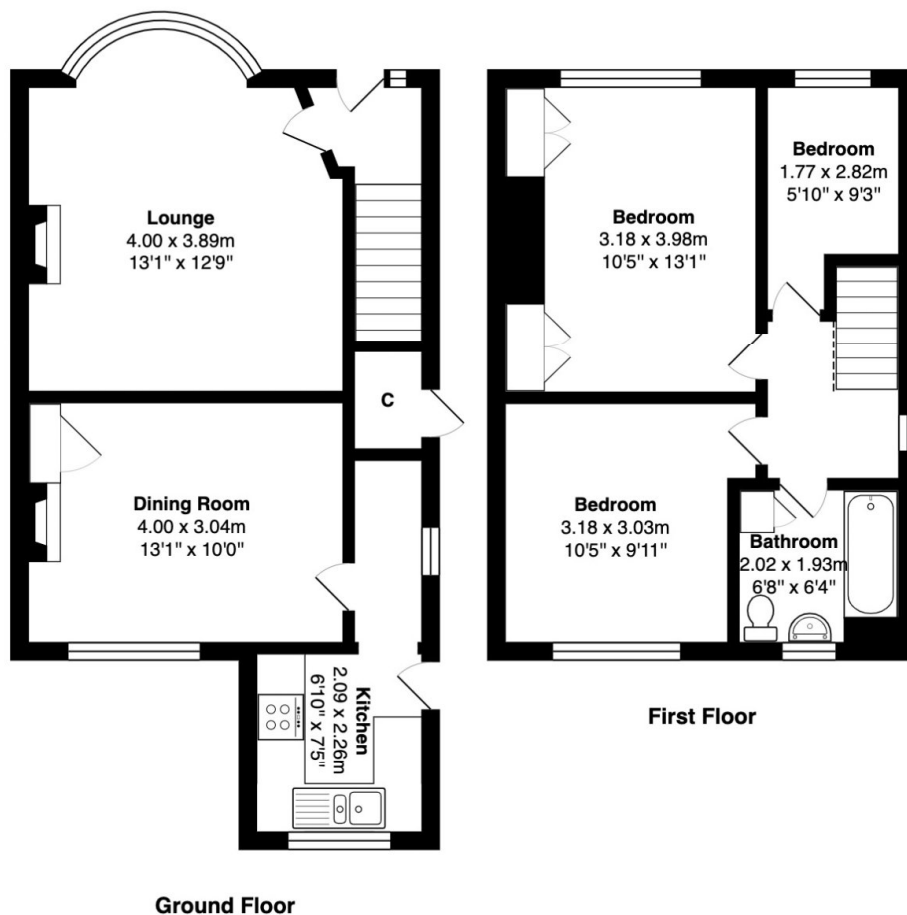
BATHROOM Three piece suite with shower over panelled bath, sink and W.C. Store cupboard

OUTSIDE Sat on an enviable corner plot with clear potential for extension (subject to permissions). Blocked paved parking area to the front and side which leads to a DETACHED GARAGE. Good size garden to the rear with Astro Turf lawn, mature shrubs and seating area

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: 77.2 m² ... 831 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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