



6 Enfield Walk, Wibsey, Bradford, BD6 3HY

**** VIEWINGS STRICTLY BY APPOINTMENT ONLY ** LARGER STYLE SEMI DETACHED ** THREE DOUBLE BEDROOMS ** THREE RECEPTION ROOMS ** LARGE GARDENS TO REAR ****

Situated within this highly sought after part of BD6, Wibsey, close to many amenities, schools and commuter links is this good size family home that offers a vast amount of scope for extension opportunities (subject to the relevant permissions). Side entrance leads into a good size hallway, lounge, dining room, well equipped kitchen and conservatory to the ground floor. THREE double bedrooms and house bathroom occupy the first floor. Benefitting further from GCH, DG there is a large loft space and attached garage, both ripe for conversion, and carport. Externally are pleasant gardens to the front, driveway and Larger than average gardens to the rear.

Asking Price £240,000

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SIDE ENTRANCE

Leading into hallway with understair cupboard

LOUNGE 16'9" x 11' (5.1m x 3.35m)

DINING ROOM 11'8" x 8'11" (3.56m x 2.72m)

Patio doors leading to the conservatory

CONSERVATORY 9'9" (2.97) x 7'7" (2.3) both approx.

KITCHEN 11'7" x 7'4" (3.53m x 2.24m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Oven hob and extractor, plumbing for washer and useful pantry area.

FIRST FLOOR

Landing area with over stair cupboard and loft access

MASTER BEDROOM 16'9" x 11'1" (5.1m x 3.38m)

Impressive master bedroom with fitted bedroom furniture

BEDROOM TWO 11'8" x 8'4" (3.56m x 2.54m)

Fitted wardrobes

BEDROOM THREE 11'8" x 7'11" (3.56m x 2.41m)

Fitted wardrobes

HOUSE BATHROOM

Three piece suite with shower over panelled bath sink and w/c

OUTSIDE

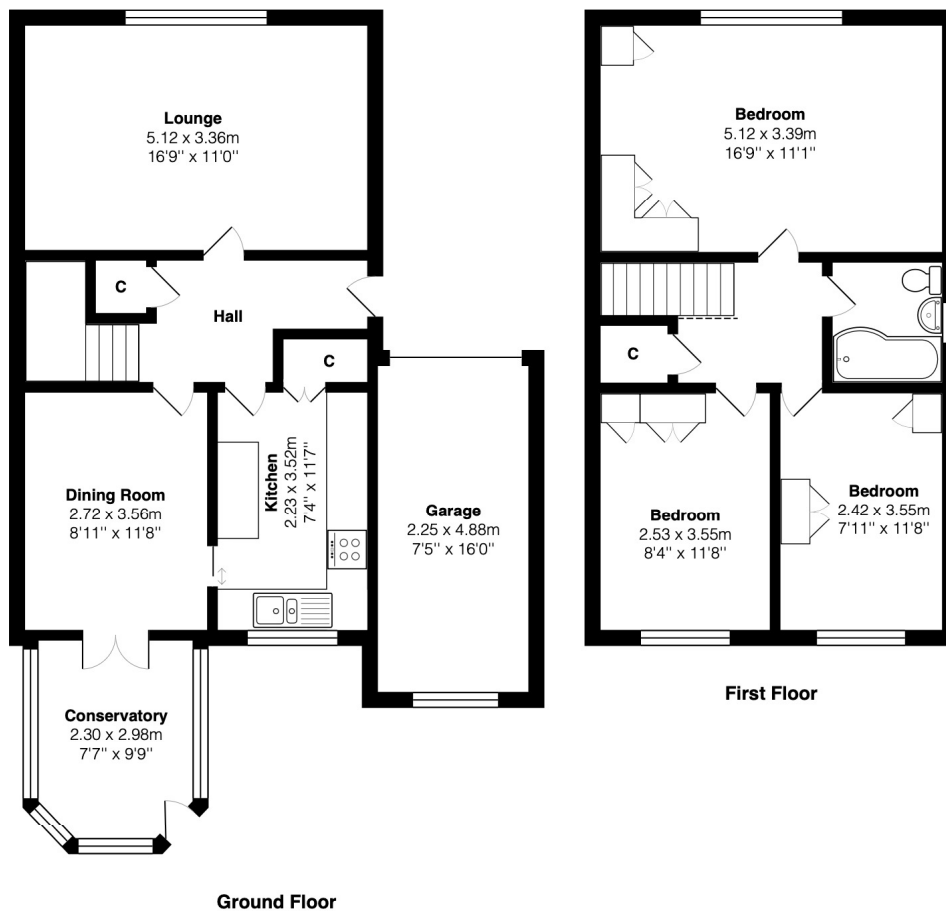
Sit on an enviable plot with lawned gardens to the front, cobble style driveway leads under the carport to an attached garage (16'0" x 7'5"). To the rear the larger than expected gardens are mainly laid to lawn with patio seating areas and mature shrub screening

BUYERS 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: 111.0 m² ... 1195 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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