



47 Brownroyd Hill Road, Wibsey, Bradford, BD6 1RZ

**** ENVIABLE CORNER PLOT POSITION ** VAST SCOPE **** Viewing is strongly advised for this lovely Grade II listed DETACHED single story cottage sat on a large corner enjoying ground to all 4 sides. Briefly comprising: Entrance vestibule, lounge, dining area and kitchen within the extension, TWO BEDROOMS, four piece shower room plus utility area. Benefiting further from GCH DG, loft area and TWO DETACHED GARAGES! Well placed for many amenities Wibsey Village has to offer, good commute links to the city centre and further afield to the Motorway Networks. **BOOK YOUR VIEWING TODAY**

£149,950

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Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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ENTRANCE VESTIBULE Leading through to the lounge

LOUNGE 13'9" x 15'4" (4.2m x 4.67m)

Good size lounge with windows to front and side elevations

INNER HALLWAY Inner hall providing plenty of store cupboards and access to the loft area

KITCHEN 12'4" x 5'8" (3.76m x 1.73m)

Selection of tailor made kitchen units. Worktops with sink and drainer. Gas cooker and plumbing for washer

DINING ROOM 10'1" x 6'10" (3.07m x 2.08m)

Built in window seat and trap door leading to wine cellar

BEDROOM ONE 12'10" x 10'1" (3.9m x 3.07m)

Good size master bedroom with fitted bedroom furniture

BEDROOM TWO 10'7" max x 7'2" (3.23m max x 2.18m)

Built in wardrobes plus additional storage. Opening to a utility area

UTILITY AREA 7'3" x 3'11" (2.2m x 1.2m)

Sink and plumbing

SHOWER ROOM Modern shower room with sink, bidet, shower cubicle and W.C. Fully tiled

OUTSIDE Lovely mature gardens to all sides allowing plenty of scope. To the rear is a drive leading to a detached garage with an additional garage to the front and driveway to the side leading to a greenhouse of which the neighbouring property has pedestrian access rights over. The large gardens are lawned, paved seating and vegetable areas plus garden shed

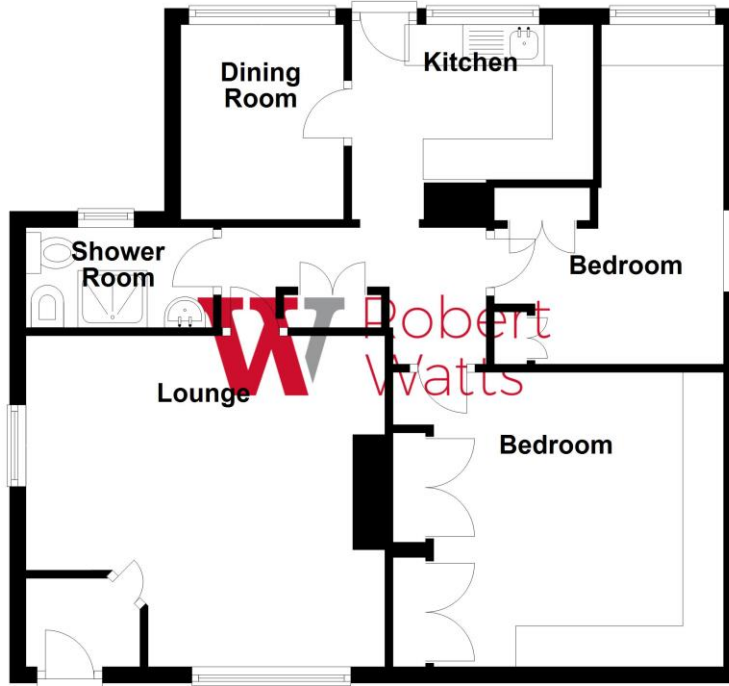
FURTHER INFORMATION Council Tax - Band C

Tenure - Freehold

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



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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