



20 Bourbon Close, Wibsey, Bradford, BD6 1SN

**** CUL DE SAC LOCATION ** VIEWING ADVISED **** Only upon internal inspection will this lovely FAMILY DETACHED PROPERTY be fully appreciated. Having undergone some recent improvements and briefly comprising: entrance hallway, lounge, dining room and modern kitchen. THREE GOOD SIZE BEDROOMS and modern family bathroom. Externally are pleasant gardens to the front and rear with driveway leading to garage. The plot has scope for extension (subject to permissions). Situated within this idyllic cul de sac in the heart of Wibsey Village with many amenities close by, schools and commute.

£250,000

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ENTRANCE PORCH

Permanent built leading into hall. Stairs leading to the first floor

LOUNGE 18' x 11'9" (5.49m x 3.58m)

Good size reception room with bay window. Wall mounted electric fire and French doors to dining area

DINING ROOM 10'2" x 7'10" (3.1m x 2.4m)

Access through to the kitchen and patio doors leading to the rear garden

KITCHEN 10'2" x 6'6" (3.1m x 1.98m)

An array of wall and base units, worktops with sink and drainer. Oven, hob and extractor, integral dishwasher, fridge freezer and plumbing for washer. Useful under stair cupboard

FIRST FLOOR

BEDROOM ONE 14'5" x 8'9" (4.4m x 2.67m)

BEDROOM TWO 11'6" x 8'9" (3.5m x 2.67m)

BEDROOM THREE 6'10" x 6' (2.08m x 1.83m)

BATHROOM

Family bathroom with three piece suite, shower over bath, sink and W.C

OUTSIDE

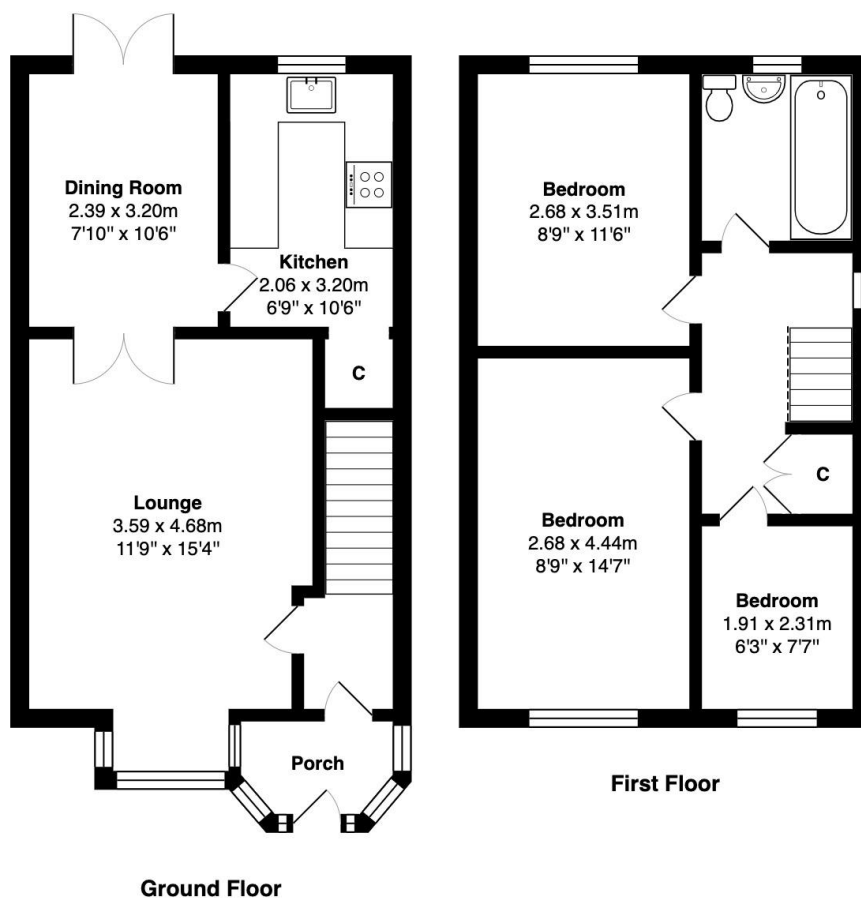
Gardens to the front, laid to lawn with mature shrub border. Driveway to side leading to a detached garage. Good size lawned gardens to the rear

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: 78.8 m² ... 848 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		