



62 Raeburn Drive, Wibsey, Bradford, BD6 2LN

****VIEWING IS A MUST** ** EXTENDED SEMI DETACHED ** VERY POPULAR LOCATION ** LOFT ROOM AND CONSERVATORY ** IDEAL FOR ACCESS TO BRADFORD RING ROAD AND MOTORWAY NETWORKS ** SPACIOUS FAMILY SIZED ACCOMMODATION **** Comprising of entrance hallway, open plan lounge and dining room, conservatory, spacious kitchen and utility room. To the first floor are three bedrooms and the family bathroom. Fully boarded loft with fixed stairs and Velux window. Larger than average gardens to the front and rear with drive leading to single garage. Double glazing, Central heating. **VIEWING HIGHLY RECOMMENDED.**

£215,000

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ENTRANCE PORCH

Leading into entrance hallway

ENTRANCE HALL

Stairs leading to first floor and laminate flooring

LOUNGE 20'8" x 11'8" (6.3m x 3.56m)

A spacious family room, ideal for entertaining with window to the front and French doors leading to the conservatory. Feature inset fire to chimney breast

DINING AREA

French doors leading to conservatory

KITCHEN 11'10" x 14'11" (3.6m x 4.55m)

L shaped kitchen and utility area with window to the rear and side. Fitted with a selection of wall and base units. Worktops, sink and drainer. Integrated oven and hob with glass and steel extractor. Integrated fridge freezer, dish washer and washing machine. French doors leading to the rear garden and laminate flooring

UTILITY ROOM

Open plan from kitchen with understair store

CONSERVATORY 9'11" x 7'6" (3.02m x 2.29m)

Currently used as dining area with laminate flooring

BEDROOM ONE 10'11" x 9'1" (3.33m x 2.77m)

Fitted wardrobes

BEDROOM TWO 10'8" x 9'1" (3.25m x 2.77m)

BEDROOM THREE 6'11" x 6'11" (2.1m x 2.1m)

ATTIC ROOM 13'5" x 10' max (4.1m x 3.05m max)

Loft space accessed via fixed stairs with Velux window

BATHROOM 6'11" x 5'6" (2.1m x 1.68m)

Modern three piece suite, bath with shower over and screen. Vanity style sink and W.C

OUTSIDE

Block paved area to the front allowing parking for several cars leading to a hard standing area to the side. Enclosed low maintenance garden to the rear with large shed and seating areas

FURTHER INFORMATION

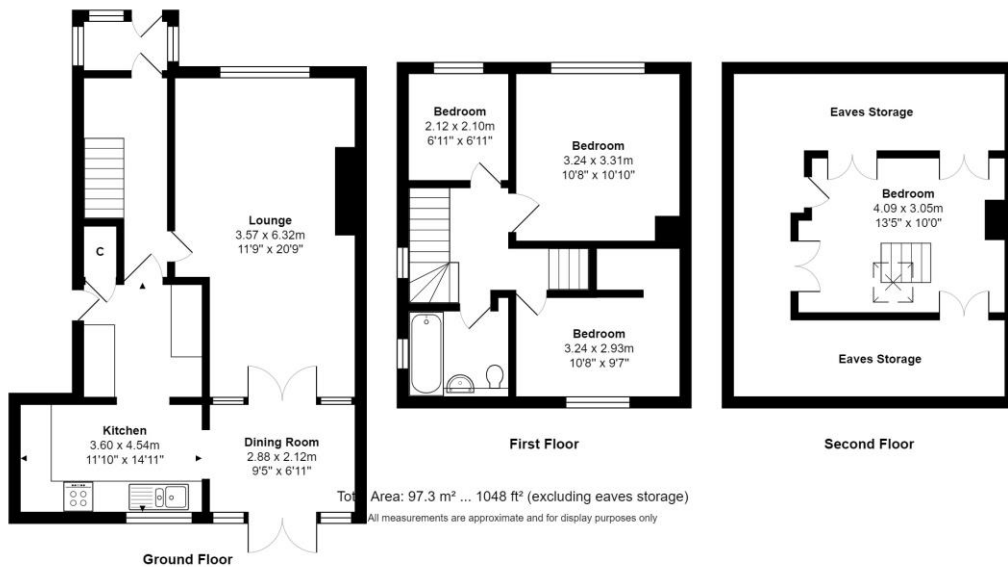
Council Tax - Band C

Tenure - Freehold

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today. Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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