



## **27 Northfield Grove, Wibsey, Bradford, BD6 1LD**

**\*\* WIBSEY VILLAGE LOCATION \*\* CUL DE SAC WITH VIEWS OVER PLAYING FIELDS \*\*** Viewing is strongly advised for this popular style of bay window SEMI DETACHED offering spacious accommodation throughout. Briefly comprising: Entrance hall, lounge leading through to dining room. Well equipped kitchen, THREE BEDROOMS and bathroom. Externally there are pleasant gardens to the front, driveway to side leading to garage and well stocked gardens to the rear with paved seating area. Ideal for many of the village amenities, schools, walks and good commuter links to the motorway and neighbouring towns and cities. We feel this is an ideal young family home.

**200,000**

# 27 Northfield Grove, Wibsey, Bradford, BD6 1LD

## ENTRANCE HALL

### **KITCHEN 11'2" x 7'8" (3.4m x 2.34m)**

Fitted kitchen incorporating a range of wall and base units. Worktops, sink and drainer. Plenty of space for free standing appliances and cooker point

### **LOUNGE 15'8" x 11'6" (4.78m x 3.5m)**

Feature fire surround housing living flame gas fire. Sliding door to dining room

### **DINING ROOM 10'3" x 9'5" (3.12m x 2.87m)**

Patio doors opening out to the rear gardens and patio area

## FIRST FLOOR

### **BEDROOM ONE 12'8" (3.86) x 9'4" (2.84) plus robes**

Fitted wardrobes

### **BEDROOM TWO 10'9" x 9'4" (3.28m x 2.84m)**

Pleasant outlook

### **BEDROOM THREE 7'11" x 7'6" (2.41m x 2.29m)**

## BATHROOM

Larger than average corner shower cubicle, vanity style sink and W.C

## OUTSIDE

Gardens to the front, driveway to the side leading to garage. Pleasant gardens to the rear which is very private and not over looked. Well stocked with mature shrubs. Paved seating area and lawn

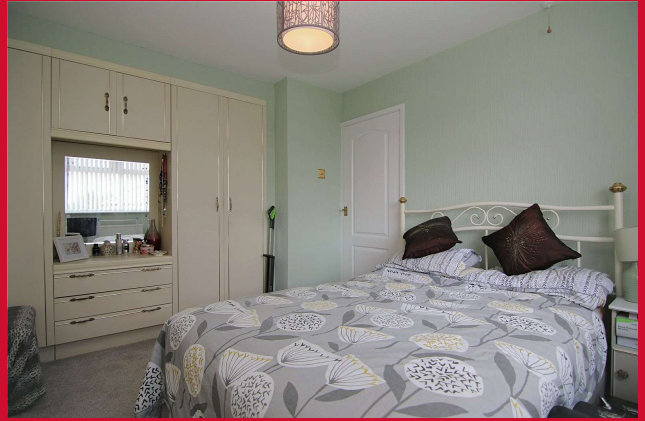
## FURTHER INFORMATION

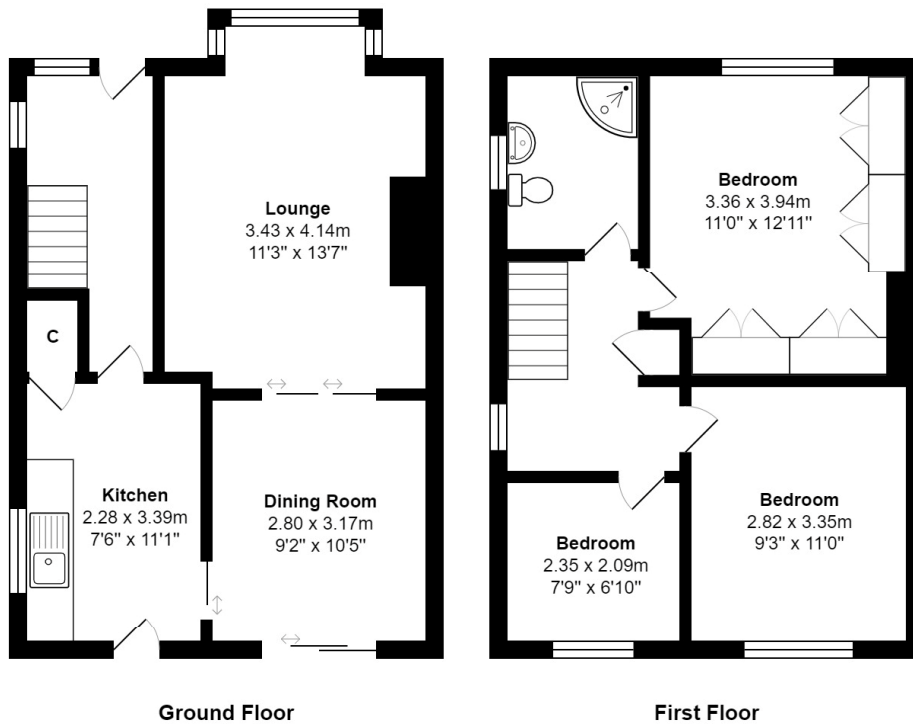
Council Tax - Band C

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.

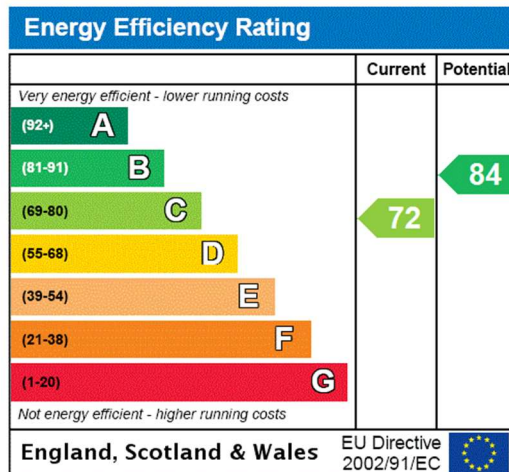






Total Area: 79.5 m<sup>2</sup> ... 855 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark nea | propertymark