



## 11 Winbrooke Terrace, Wibsey, Bradford, BD6 3HN

\*\*\* IMPRESSIVE END TOWN HOUSE \*\*\* SAT ON A GOOD SIZE PLOT WITH GARDENS TO THREE SIDES \*\*

Viewing is strongly advised for this lovely extended END TOWN HOUSE which offers spacious accommodation throughout. Briefly comprising: Entrance hall, large reception room with dual aspect, well equipped kitchen and dining area PLUS conservatory. FOUR DOUBLE BEDROOMS, one with en-suite and house bathroom. Benefitting further from GCH DG and lawned gardens to three sides plus garage store. Situated just off Moore Avenue, in a cul de sac location, ideal for all the Wibsey Village amenities, commute to city centre plus Motorway Network M606/M62. Viewing is strongly advised to full appreciate what's on offer.

**£265,000**

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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## ENTRANCE HALL

### **LOUNGE 21'9" x 13' (6.63m x 3.96m)**

Large reception room with dual aspect allowing plenty of natural light. Laminate flooring and ceiling spotlights

### **DINING / BREAKFAST KITCHEN 21'9" x 12'3" (6.63m x 3.73m)**

Fitted kitchen having an array of wall and base units to include display cabinets, worktops with splashback, sink and drainer. Range cooker with extractor hood, space for washer/dishwasher. Large breakfast bar and opening through to large dining area. A great place for family entertainment

### **CONSERVATORY 11'1" x 8'7" (3.38m x 2.62m)**

A great addition with laminate flooring

## FIRST FLOOR

### **MASTER BEDROOM 15' x 9'11" (4.57m x 3.02m)**

Fitted wardrobes

**EN-SUITE SHOWER ROOM** Built in shower cubicle, sink and W.C

### **BEDROOM TWO 12'4" x 11'11" (3.76m x 3.63m)**

Built in wardrobes

### **BEDROOM THREE 9'2" x 9'4" (2.8m x 2.84m)**

### **BEDROOM FOUR 13' x 6'4" (3.96m x 1.93m)**

Store cupboard

## FAMILY BATHROOM

Modern family bathroom with shower over bath and screen. Sink and W.C. Fully tiled

## OUTSIDE

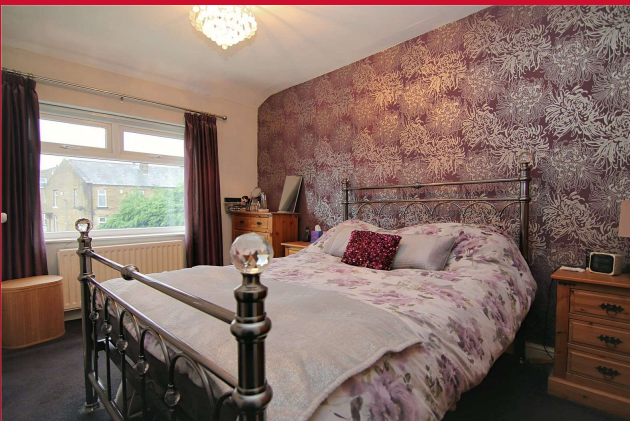
Sat on a large plot with lawned gardens to three sides allowing plenty of potential to create off road parking. To the rear there is a large patio area and it boasts a southerly aspect. Garage store

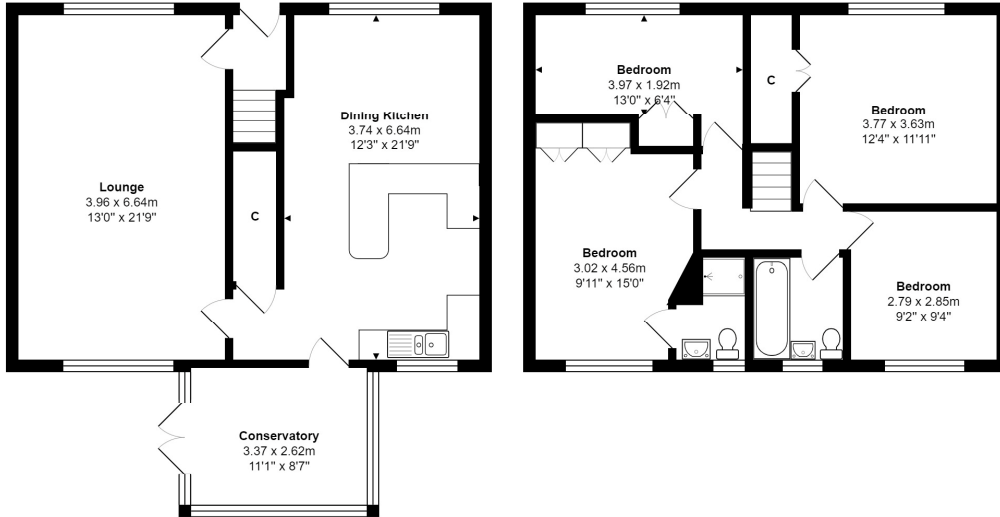
## FURTHER INFORMATION

Council Tax - Band B

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: 126.8 m<sup>2</sup> ... 1364 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

01274 601119 
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RWEstateAgents 
 @robertwatts\_

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