



23 Harbour Road, Wibsey, Bradford, BD6 3RQ

**** PRICED TO SELL ** EXTENDED DETACHED HOUSE IN VILLAGE LOCATION ** VIEWING IS STRONGLY ADVISED **** Step inside this spacious property which is ideal for young families and briefly comprising:

Permanent built entrance porch leading into hall, good size lounge with double doors leading into an impressive dining kitchen/family room. The inner hall leads to the guest cloakroom. To the first floor are **THREE DOUBLE BEDROOMS** and family shower room. Externally are pleasant gardens to the front with a resin driveway allowing parking for several cars and **DETACHED** garage. Enclosed south facing gardens to the rear with patio area, lawn and mature shrub borders, ideal for family entertainment. Situated within this sought after village of Wibsey, BD6, tucked back from the road with many amenities, schools and transport links a short distance away.

£220,000

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ENTRANCE Permanent built porch leading to hall with stairs to the first floor.

LOUNGE 18'6" x 12' (5.64m x 3.66m)

To the front elevation with feature fireplace and double doors leading to the dining kitchen.

DINING KITCHEN/FAMILY ROOM 15' x 21'4" (4.57m x 6.5m)

Extended to the rear with velux window and bi-folding doors allowing plenty of natural light. A great space with room for dining table and seating area looking out to the rear gardens. The kitchen has an array of wall and base units, worktops with splashback, sink and drainer. Eye level double oven, gas hob and extractor. Plenty of space for under counter appliances and plumbing for washer and dishwasher.

CLOAKROOM

Off from the rear hall with sink and w/c

FIRST FLOOR

Landing area with loft access.

BEDROOM ONE 15'2" x 9'6" (4.62m x 2.9m)

Two windows to the rear elevation

BEDROOM TWO 13'1" x 8' (4m x 2.44m)

BEDROOM THREE 8'8" x 9'7" (2.64m x 2.92m)

FAMILY SHOWER ROOM

Oversize walk in shower, sink and w/c.

OUTSIDE

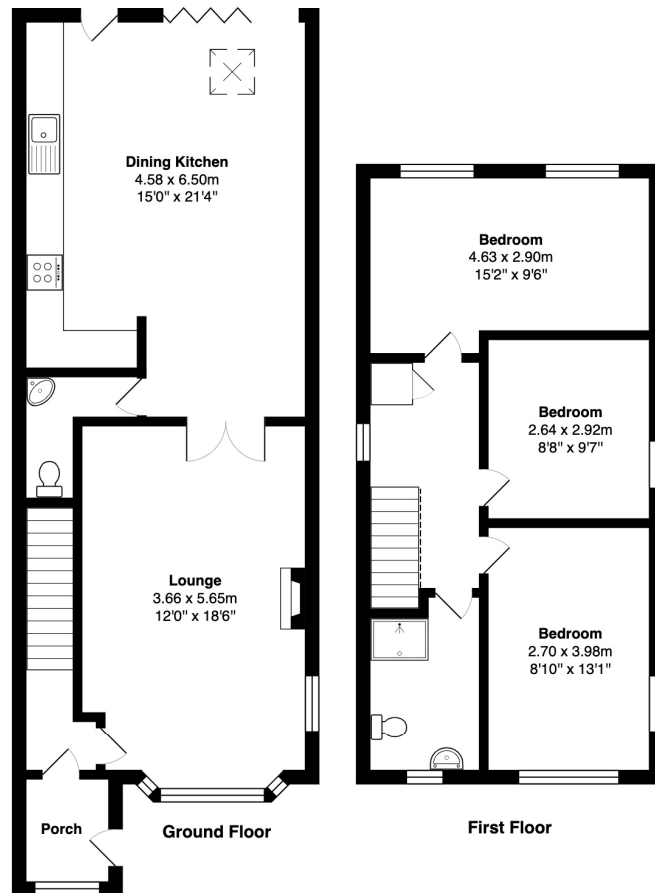
Pleasant gardens to the front, Resin driveway allowing ample parking and garage (power and light). Gardens to the rear with patio and lawn with mature shrub borders.

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: 104.0 m² ... 1120 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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