



19 Beechwood Drive, Wibsey, Bradford, BD6 3AG

**** SUPERB PERIOD STYLE SEMI DETACHED**** LARGER STYLE STONE BUILT ON FANTASTIC CORNER PLOT WITH VAST SCOPE AND GREAT VIEWS! ****** Only upon internal inspection with this traditional semi-detached family home be fully appreciated. Sat at the head of the cul de sac, enjoying far reaching views and gardens to **THREE SIDES** with off road parking to the rear via Watty Hall Lane. Boasting traditional features throughout to include stripped polish wood flooring, wood burner stove, high ceilings and stain glass leaded windows. Briefly comprising entrance porch leading to hallway, lounge and large dining kitchen, **THREE GOOD SIZE BEDROOMS** and modern house bathroom. GCH and Maj DG benefitting further from a useful basement area. Highly sought after area of BD6 Wibsey, ideal for the village amenities, schools and commute. **BOOK YOUR VIEWING TODAY!**

£230,000

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ENTRANCE PORCH

Leading through to hallway

HALLWAY

Feature stain glass leaded windows and panel, stripped polished wood flooring, access to the basement and open stairs to the first floor.

LOUNGE 11'10" x 13' (3.6m x 3.96m)

Lovely reception room tastefully decorated with bay window enjoying the far reaching views. Multifuel stove with stone hearth and stripped polished wood flooring

DINING KITCHEN 18' x 12'9" (5.49m x 3.89m)

Ideal reception room for family entertainment. Large dining area opening through to the kitchen.

KITCHEN

Selection of wall and base units, worktops to include breakfast bar, sink and drainer. double oven with 5 ring hob and extractor. Plumbing for washer.

SIDE PORCH

Useful area with plumbing, power and light

BASEMENT

Split into 2 store areas with power and light

FIRST FLOOR

Landing area with loft access. Part boarded and light

BEDROOM ONE 11'5" x 13' (3.48m x 3.96m)

Built in wardrobes to alcoves and feature cast iron fireplace

BEDROOM TWO 11'5" x 13' (3.48m x 3.96m)

Enjoys the far reaching views. Cast iron effect feature fireplace

BEDROOM THREE 10' max x 6'2" (3.05m max x 1.88m)

Good size third bedroom currently utilized as office

BATHROOM

Modern bathroom with 3 piece suite. Panelled bath, shower over, vanity style sink and w/c

OUTSIDE

Sat on an enviable corner plot with gardens to three sides, mainly laid to lawn with mature bedding borders, seating areas and hard standing area with parking for 2 cars.

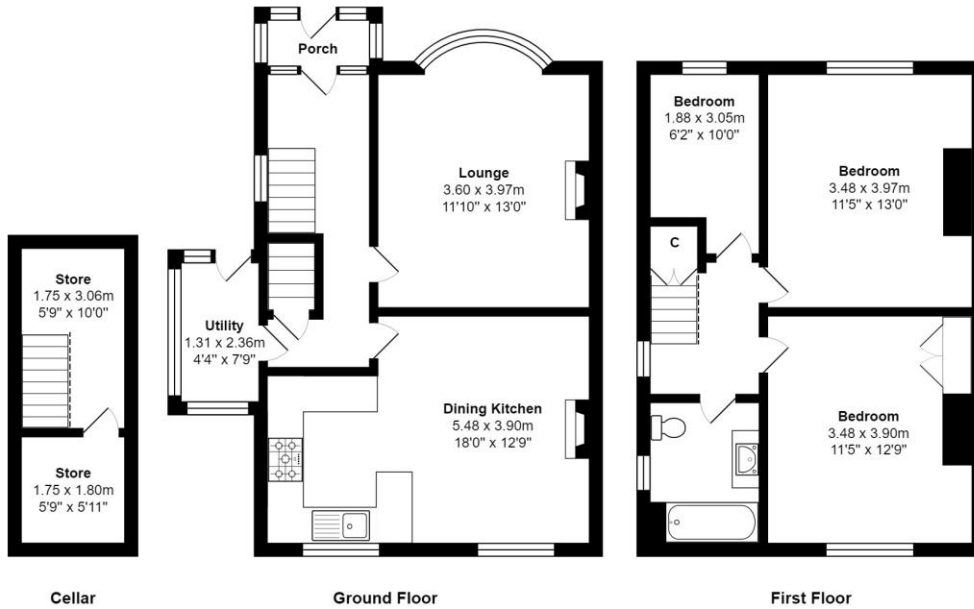
FURTHER INFORMATION

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: 93.5 m² ... 1006 ft² (excluding store)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(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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