



19 Mount Road, Wibsey, Bradford, BD6 3BA

**** SUBSTANTIAL DETACHED ** WIBSEY VILLAGE LOCATION ** LARGE PROPERTY WITH SCOPE FOR MORE! ****
Viewing is strongly advised for this **FOUR BEDROOM WITH MASTER EN-SUITE, LARGE RECEPTION ROOM, STUDY AND MUCH MORE!** Situated within this enviable location close to all the village amenities and ideal for commute, this large family home has an abundance of space throughout. Briefly comprising: Entrance hallway, large lounge area ideal for family gatherings, dining kitchen, rear hall leading to study, cloakroom and utility. Four bedrooms with the master ensuite having a dressing area and en-suite and family bathroom to the first floor. Externally there is a twin driveway, well maintained gardens to all sides and integral garage which some may wish to convert (subject to permissions). **BOOK YOUR VIEWING TODAY**

£375,000

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ENTRANCE HALLWAY Inviting entrance hallway with double doors leading to the living area

LIVING AREA 21'6" x 17'7" (6.55m x 5.36m)

Impressive reception room with feature fireplace and patio doors leading to decked seating area. Ideal for family entertainment

KITCHEN 12'8" x 11'3" (3.86m x 3.43m)

An array of wall and base units with display cabinets, plenty of worktops to include a breakfast bar and serving hatch to the main reception room, sink with twin drainer, 5 ring hob and extractor, eye level double oven, plumbing for dishwasher and space for free standing white goods.

STUDY 7'4" x 6'7" (2.24m x 2m)

W.C

Vanity style sink and W.C

UTILITY ROOM 7' x 8'6" (2.13m x 2.6m)

Selection of wall and base units, worktops, sink and drainer. Plumbing for washer and space for dryer. Door to the rear

INTEGRAL GARAGE 21'3" x 9'7" (6.48m x 2.92m)

A great space which many would look to utilise into additional living space (subject to permission)

FIRST FLOOR

MASTER BEDROOM 12'5" x 16'8" (3.78m x 5.08m)

Good size master bedroom

EN-SUITE Corner shower cubicle, vanity style sink and W.C

DRESSING AREA Walk in dressing area

BEDROOM ONE 13'6" x 8'3" (4.11m x 2.51m)

BEDROOM TWO 10'2" x 10'3" (3.1m x 3.12m)

BEDROOM THREE 10' x 10'6" (3.05m x 3.2m)

BATHROOM

Large three piece modern family bathroom with vanity style sink unit, W.C and panelled bath. Fully tiled walls

OUTSIDE

Lovely, well stocked gardens to the front with twin driveway, one leading to the garage. Pleasant gardens to the side and rear with decked seating area, lawns and mature shrub borders

FURTHER INFORMATION

Council Tax - Band E

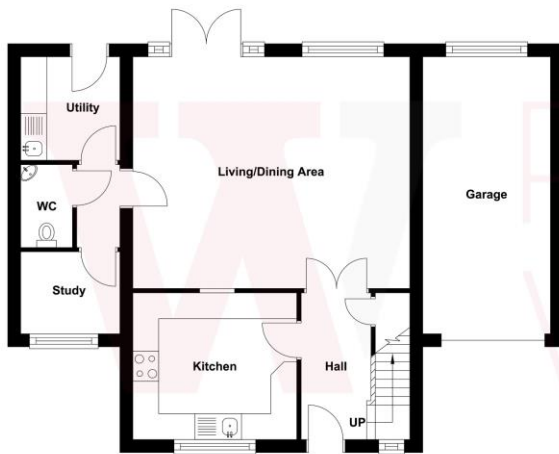
Tenure - Freehold

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.

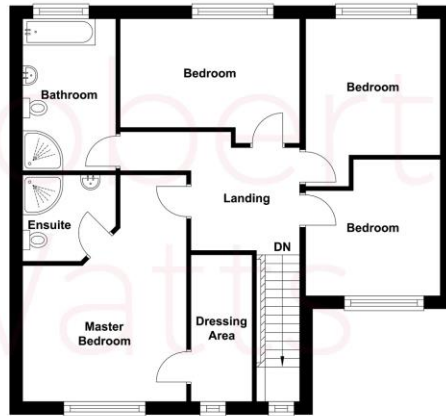
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(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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