



24 Beechwood Drive, Wibsey, Bradford, BD6 3AG

**** OFFERED WITH NO CHAIN ** LARGER STYLE SEMI DETACHED ** STUNNING VIEWS **** Sat on an enviable plot with well tended gardens to THREE SIDES is this stone built period style semi detached.

Boasting many traditional features throughout to include encased stained-glass panels, and briefly comprising: Entrance porch leading to hallway, lounge, sitting room and kitchen. Useful basement. THREE GOOD SIZE BEDROOMS and house bathroom with W.C. Externally, there are larger than expected gardens, well stocked and allowing vast potential for extension (subject to permissions). Additionally, there is a garage (access via the back road), GCH and partial DG. Situated within this highly sought after village of Wibsey, BD6, well placed for a many amenities, schools and commute.

£195,000

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ENTRANCE PORCH

Leading through to hallway

ENTRANCE HALLWAY

Open stairs to first floor. Understair store cupboard and access to basement

LOUNGE 13'1" x 13'5" (4m x 4.1m)

Good size reception room with traditional coving and feature fireplace

SITTING ROOM 13'5" x 12'2" (4.1m x 3.7m)

Feature fireplace housing gas fire

KITCHEN 10'4" x 6'11" (3.15m x 2.1m)

Selection of wall and base units. Worktops, sink and drainer. Gas cooker point and plumbing for washer

BASEMENT 13'10" x 6'2" (4.22m x 1.88m)

Useful area with power and light

SIDE PORCH

FIRST FLOOR

Landing with cupboard over stair

BEDROOM ONE 12'3" x 13'7" (3.73m x 4.14m)

Wall to wall fitted wardrobes and pleasant outlook with far reaching views

BEDROOM TWO 13'7" x 12'3" (4.14m x 3.73m)

Built in cupboard to alcove

BEDROOM THREE 10'5" x 7'1" (3.18m x 2.16m)

BATHROOM

Bath and sink

SEPARATE W/C

OUTSIDE

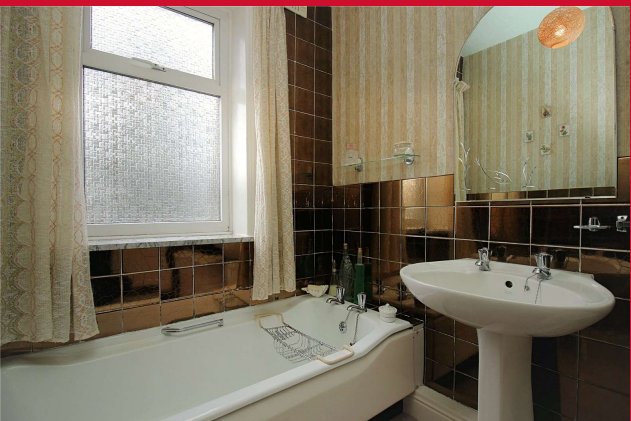
Sat on a generous plot with gardens to THREE SIDES that are all well stocked with mature shrubs and lawned areas. DETACHED GARAGE

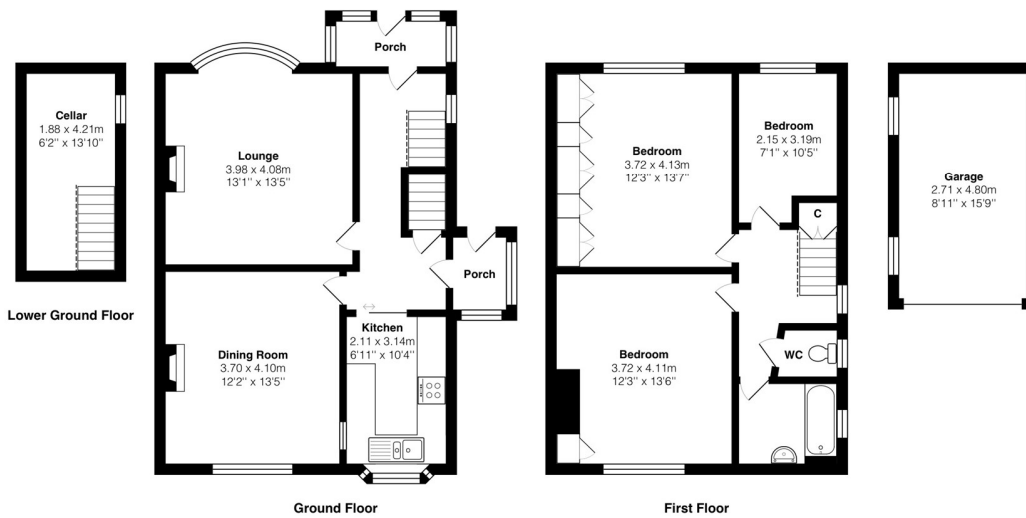
FURTHER INFORMATION

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: 104.8 m² ... 1128 ft² (excluding garage, cellar)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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