



## **382 Beacon Road, Wibsey, Bradford, BD6 3DJ**

**\*\* VIEWING IS STRICTLY BY APPOINTMENT ONLY \*\* FANTASTIC CORNER PLOT POSITION \*\* IDEAL FOR EXTENSION OPPORTUNITY** (subject to permissions). Sat on an enviable plot within this sought after location is this **FAMILY SIZED END TOWN HOUSE**. Briefly comprising: Porch leading to hallway, Side porch, large dining kitchen and lounge. **THREE** good size bedrooms one with en-suite facilities and house bathroom. The property is in need of cosmetic updating throughout but would make a great family home. Externally, the outside space is vast, with large gardens to the front, drive to side allowing parking for several cars which lead to a detached garage with workshop **PLUS** large garden to the rear.

**£189,950**

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## 382 Beacon Road, Wibsey, Bradford, BD6 3DJ

### FRONT ENTRANCE PORCH

Leading to hall

### SIDE ENTRANCE PORCH 10'10" x 4' (3.3m x 1.22m)

Leads into the kitchen, power and light

### ENTRANCE HALLWAY

Stairs leading to first floor and under stair cupboard

### LOUNGE 12'10" x 11'1" (3.9m x 3.38m)

Bay window and feature fireplace

### DINING KITCHEN 17'11" x 10' (5.46m x 3.05m)

Good size room with a selection of wall and base units, worktops with splashback, plumbing for washer and dishwasher. Freestanding cooker

### FIRST FLOOR

Loft access

### BEDROOM ONE 13'2" x 11'8" (4.01m x 3.56m)

Fitted bedroom furniture

### BEDROOM TWO 11'8" x 10'9" (3.56m x 3.28m)

With en-suite wash facilities, shower, sink and W.C

### BEDROOM THREE 10'4" x 6' (3.15m x 1.83m)

### BATHROOM

Three piece suite

### SEPARATE SINK AND W/C

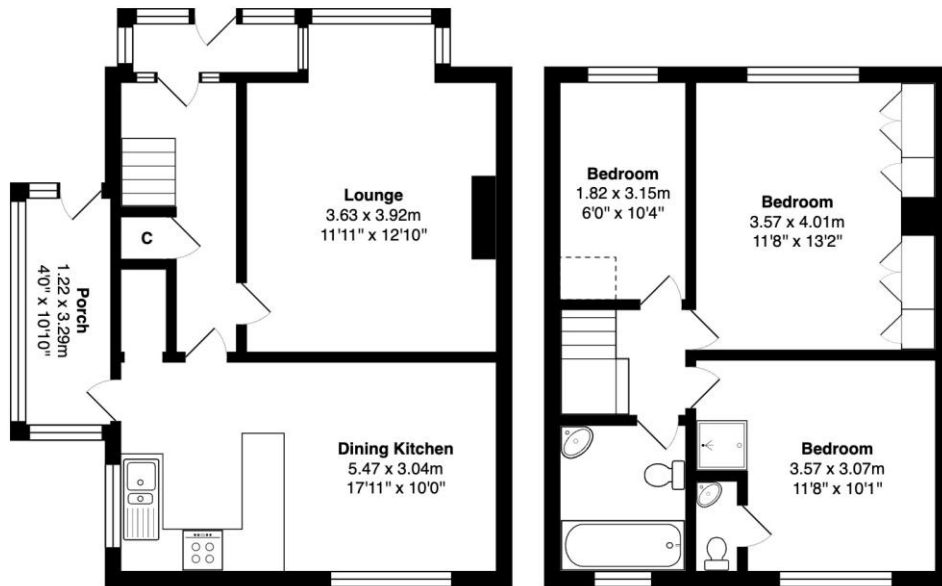
### OUTSIDE

Large plot position with a vast amount of scope. Large gardens to the front, driveway to side and pleasant gardens to the rear with garage and workshop

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

Total Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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