



37 Warburton Place, Wibsey, Bradford, BD6 1NT

DELIGHTFUL TUCKED AWAY CHARACTER RESIDENCE. Offering an abundance of space and charm PLUS plenty of outside space and boasts an array of original features throughout of which can only be appreciated on internal inspection. Stepping through into an inviting entrance hallway with galleried landing and impressive stained glass original windows, sit TWO LARGE RECEPTION ROOMS. The inner hall provides access to the basements and rear gardens. Impressive dining kitchen over 25ft in length, is the real hub of the home and is well equipped throughout. To the first floor the open landing area leads to FOUR DOUBLE BEDROOMS, HOUSE BATHROOM and separate W.C. Externally there are pleasant and private rear gardens that are mainly laid to lawn with seating areas and mature shrubs. Additionally, the access road leads through to a large section of land where a large stone built outbuilding (in need of repair) is situated along with a large parcel of land that may have a wide variety of uses. This convenient of locations is ideal for commute to neighbouring towns and cities, good public transport links and many amenities a short distance away. Those looking for that something different then this is the one. BOOK YOUR VIEWING TODAY

£325,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

37 Warburton Place, Wibsey, Bradford, BD6 1NT

ENTRANCE HALLWAY

Inviting entrance hallway with sweeping oak banister leading to first floor

DINING KITCHEN 12' x 25' (3.66m x 7.62m)

Impressive dining kitchen with a selection of solid wood wall and base units. Worktops, ranger cooker inset into chimney breast. Traditional open feature fireplace and laminate flooring

LOUNGE 13'2" x 14'10" (4.01m x 4.52m)

Good size reception room with feature panel ceiling and traditional feature fireplace

SITTING ROOM 13'5" x 17'9" (4.1m x 5.4m)

Formal reception room with ornate ceiling and fireplace

BASEMENT 16'10" x 12' (5.13m x 3.66m)

Large space with power and light

FIRST FLOOR LANDING

Galleried landing with impressive stained glass windows

BEDROOM ONE 13'5" x 17'9" (4.1m x 5.4m)

Lovely master bedroom with wall to wall fitted wardrobes and overlooking rear garden

BEDROOM TWO 12'10" x 14'2" (3.9m x 4.32m)

Another, large double bedroom currently utilised as an office with ornate fireplace

BEDROOM THREE 10' x 14' (3.05m x 4.27m)

BEDROOM FOUR 12' x 7'3" (3.66m x 2.2m)

BATHROOM

Family bathroom with bath, shower cubicle and vanity style sink. Plumbing for washer in bathroom cupboard

SEPERATE W.C

Vanity style sink and W.C

OUTSIDE

Sat on an enviable plot set back from the main road. Access driveway leads to private parking, gated, with outbuilding (repairs required), and large space which is currently scrub land. VAST amount of potential sat within this area. The main house has good size private gardens to the rear, mainly laid to lawn mature shrub borders. An ideal space for entertaining

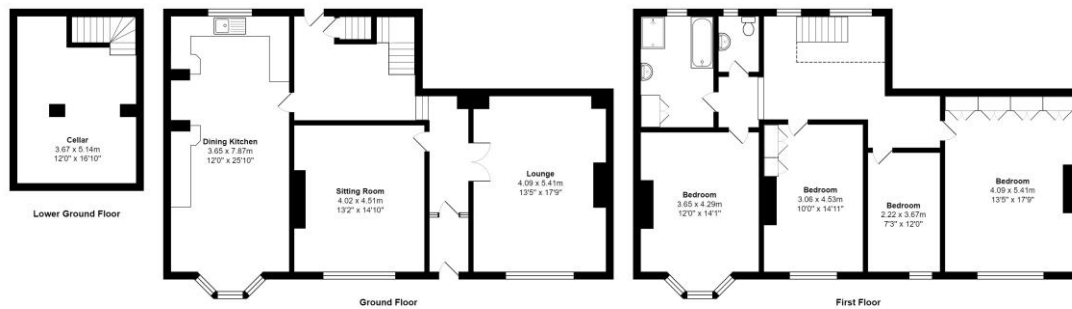
FURTHER INFORMATION

Council Tax - Band D

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: 184.1 m² ... 1982 ft² (excluding cellar)
 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		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

arla | propertymark nea | propertymark