



## 22 Enfield Walk, Wibsey, Bradford, BD6 3HY

**\*\* OFFERED CHAIN FREE \*\* GOOD SIZE PLOT WITH VAST AMOUNT OF SCOPE \*\* LARGER STYLE SEMI DETACHED offering THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS PLUS BREAKFAST KITCHEN!** Lovely size family home in need of minor cosmetic updating throughout sat on an enviable plot within this highly sought after residential area of BD6, Wibsey. Well placed for many local amenities, schools shops and Wibsey Park. Externally are gardens to the front and rear, driveway leading to an oversized attached garage/workshop. The rear gardens are well stocked, which enjoys the sun throughout the majority of the day. NOT TO BE MISSED!

**£180,000**

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### **SIDE ENTRANCE**

Leading through into the hallway with understair storage

### **LOUNGE 16'6" x 10'5" (5.03m x 3.18m)**

Traditional brick surround

### **DINING ROOM 12'5" x 8'9" (3.78m x 2.67m)**

Patio doors (fitted 2023) leading out to the rear gardens

### **BREAKFAST KITCHEN 11'5" x 7'2" (3.48m x 2.18m)**

Good size kitchen with a selection of wall and base units, worktops incorporating breakfast bar, sink and drainer. Oven, hob and extractor, plumbing for washer. Pantry area off

### **FIRST FLOOR LANDING**

Galleried landing and access to the loft

### **BEDROOM ONE 16'5" x 10'4" (5m x 3.15m)**

Good size master bedroom with fitted furniture

### **BEDROOM TWO 11'4" x 8'2" (3.45m x 2.5m)**

Cupboard housing boiler

### **BEDROOM THREE 11'9" x 8'2" (3.58m x 2.5m)**

### **SHOWER ROOM**

Good size shower room with walk in shower, sink and W.C

### **OUTSIDE**

Sat on an enviable plot with vast amount of scope for further extension (subject to permissions).

Gardens to front and parking leading to attached garage/workshop (20ft x 10ft 7"). Lovely well stocked gardens to the rear with decking walk way (ideal for wheelchair use) and greenhouse

### **FURTHER INFORMATION**

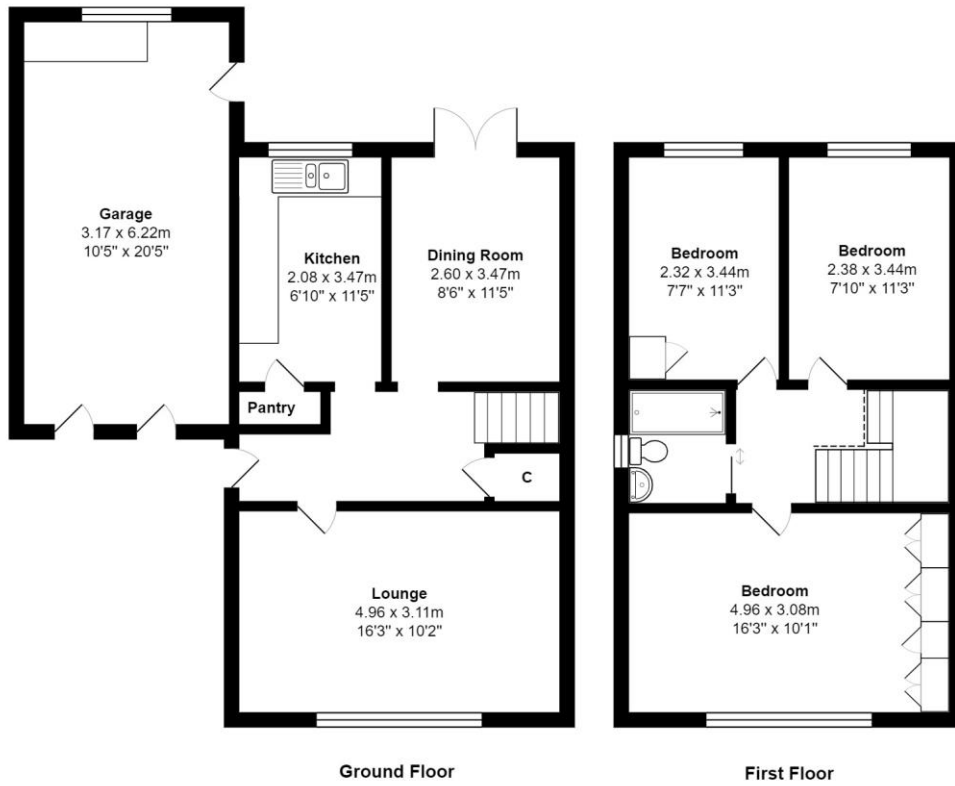
Council Tax - Band C

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: 85.2 m<sup>2</sup> ... 917 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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