



87 Thorncroft Road, Wibsey, Bradford, BD6 3ER

**** SUPERB EXTENDED FAMILY HOME ** CAN ONLY BE APPRECIATED ON INTERNAL VIEWING ** A TARDIS OFFERED WITH NO CHAIN ****
FOUR/FIVE BEDS, THREE WASHROOMS, THREE RECEPTIONS, LARGE LOWER GROUND FLOOR ROOMS, PARKING, GARAGE! Attractive on the inside and out is this TWIN BAY FAMILY HOME which offers an abundance of accommodation which is completely versatile and will suit ALL BUYERS plus those looking for multi-generational space! In brief, and set over three floors, the accommodation comprises: entrance hallway, lounge, dining room and MODERN well equipped kitchen, sitting room which could be utilized as guest room plus large shower room. To the first floor are FOUR good size bedrooms with master en-suite bathroom plus house shower room. The lower ground floor offers even more space with an additional reception room, large office and utility. External are pleasant well stocked gardens with additional garden terraced hot tub, DOUBLE GARAGE PLUS OFF ROAD PARKING FOR AT LEAST 5 VEHICLES! Well placed within the village of Wibsey which is ideal for many amenities, schools, motorway links and train station, whilst backing onto Wibsey Park where leisurely walks can be enjoyed. Additional benefits included GCH, DG, SOLAR PANELS (owned) and has been well looked after over the years which can be clearly seen. This really is a MUST SEE!

£330,000



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ENTRANCE HALLWAY

Open stairs to the first floor, part panelled and access to the lower ground floor.

LOUNGE

Good size lounge with large bay overlooking the gardens and Wibsey Park. Feature fireplace and traditional coving compliment the room. Double doors lead through to the dining area

DINING AREA

Great space for family dinners which open through to the Modern kitchen

KITCHEN

Impressive, recently fitted, two tone kitchen, well equipped with integrated appliances to include double oven, microwave, induction hob and extractor, drinks cooler, fridge/freezer plus under counter freezer. Worktops with matching breakfast bar, sink and drainer.

SITTING ROOM/BEDROOM A versatile room with patio doors within the bay which lead out to a garden terrace. This room has the potential to gain access to the large shower room should a requirement be needed.

REAR PORCH With power and light

SHOWER ROOM Modern shower room with shower cubicle, sink and w/c. Storage cupboard.

LOWER GROUND FLOOR Fantastic use of space which could be utilized for a variety of uses , to include, a potential annex with some mirror alterations.

OFFICE ROOM Plenty of fitted units and window.

RECEPTION ROOM Great space with built in display cabinets and external door leading to the gardens.

UTILITY ROOM Selection of wall and base units worktops with sink and drainer, plumbing for washer and space for dryer.

FIRST FLOOR Landing area with large cupboard

MASTER BEDROOM Built in wardrobes

EN-SUITE BATHROOM Three piece white suite with shower over bath, sink and w/c

BEDROOM TWO Fitted wardrobes to include dressing area.

BEDROOM THREE

BEDROOM FOUR Built in wardrobes

HOUSE SHOWER ROOM Modern walkin double shower with fitted screen, sink and w/c

OUTSIDE Set back from the main road with shared access road leading to the double garage and hard standing area with parking for an additional 4 cars. The gardens have lovely seating areas with pleasant outlook and hot tub (included in the sale). Addition gardens to the rear are well stocked and provide privacy with the mature shrubs from the main road.

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.

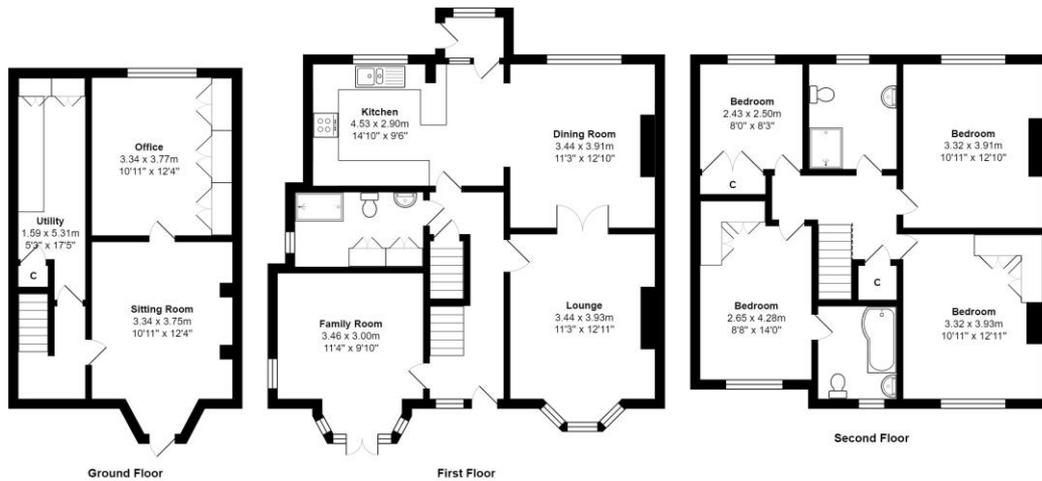
Your home may be repossessed if you do not keep up to repayments on your mortgage.

FURTHER INFORMATION Council Tax - Band B

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: 176.3 m² ... 1897 ft²
 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		
(69-80) C	74	76
(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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