



16 Beacon Grove, Wibsey, Bradford, BD6 3EB

****OFFERED WITH NO CHAIN** FANTASTIC FIRST TIME PURCHASE ** PLEASANT GARDENS TO THE REAR ****

VIEWING IS HIGHLY ADVISED for this INNER TOWN HOUSE situated within a cul de sac location in this increasingly popular area of Wibsey, BD6. Briefly comprising: Entrance hall, lounge, dining kitchen, THREE BEDROOMS, modern family bathroom, pleasant gardens to the rear, ideal for entertaining and hard standing area to the front with potential to create off road parking (subject to the relevant permissions) Additional benefits include replacement windows, GCH and DG. Well placed for many amenities, schools, public transport and links to the motorway network

£135,000

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](#)

16 Beacon Grove, Wibsey, Bradford, BD6 3EB

ENTRANCE HALLWAY

Stairs leading to first floor

LOUNGE 12'7" x 12'11" (3.84m x 3.94m)

Exposed brick chimney breast

DINING KITCHEN 15'11" x 8'11" (4.85m x 2.72m)

Modern dining kitchen having an array of wall and base units. Worktops, 1 1/2 sink and drainer. Oven, hob, extractor, plumbing for washer and useful understair store cupboard

FIRST FLOOR Landing area with loft access

BEDROOM ONE 12'9" x 8'6" (3.89m x 2.6m)

Fitted wardrobes

BEDROOM TWO 9'3" (2.82) x 8'6" (2.6) plus recess

BEDROOM THREE 7'2" (2.18) x 5'9" (1.75) plus recess

BATHROOM

Family bathroom with raised double ended bath and shower over. Vanity style sink, W.C with fully tiled floor

OUTSIDE

Hard standing area to the front with potential to create off road parking (subject to permissions). Pleasant garden to the rear with raised box bedding area, decked seating area with garden shed and lawn

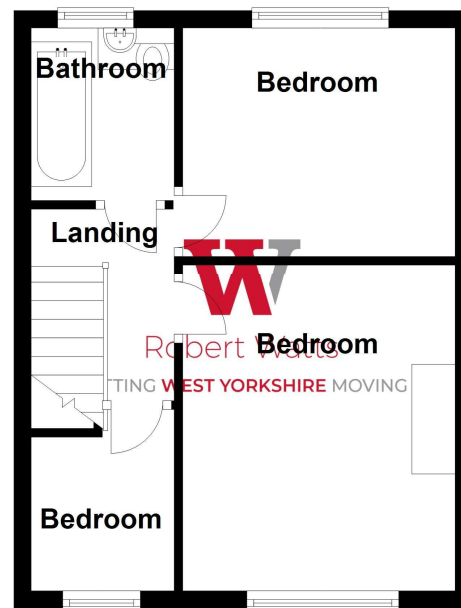
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

