



### **38 Beacon Road, Wibsey, Bradford, BD6 3EZ**

**\*\* OFFERED WITH NO CHAIN \*\* AN ABUNDANCE OF KERB APPEAL \*\*** Situated within this convenient of localities, in an enviable position opposite Wibsey Park, village amenities and transport links is this lovely **DOUBLE FRONTED SINGLE STORY COTTAGE**. Briefly comprising, entrance hallway, lounge and dining area, fitted kitchen, **TWO GOOD SIZE BEDROOMS** and modern shower room. Benefitting further from GCH and DG, externally are lovely gardens to front with **OFF ROAD PARKING** and garden yard to rear. We feel this will appeal to many buyers including those looking to downsize.

**£146,000**

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**ENTRANCE HALLWAY** Double door. Coat cupboard and access to the loft

**THROUGH LOUNGE/DINING AREA 20'6" (6.25) x 14'10" (4.52) narrowing to 7'4" (2.24)**

Lovely size reception room with feature fireplace housing gas fire. Patio doors leading to the rear and open arch to the kitchen

**KITCHEN** Fitted kitchen having an array of wall and base units, oven, hob and extractor. Worktops, sink and drainer. Plumbing for washer. Built in microwave, fridge freezer and dish washer

**BEDROOM ONE 11'7" x 9' (3.53m x 2.74m)**

Plenty of fitted bedroom furniture to incorporate dresser

**BEDROOM TWO 9'3" x 7'11" (2.82m x 2.41m)**

Good size single bedroom

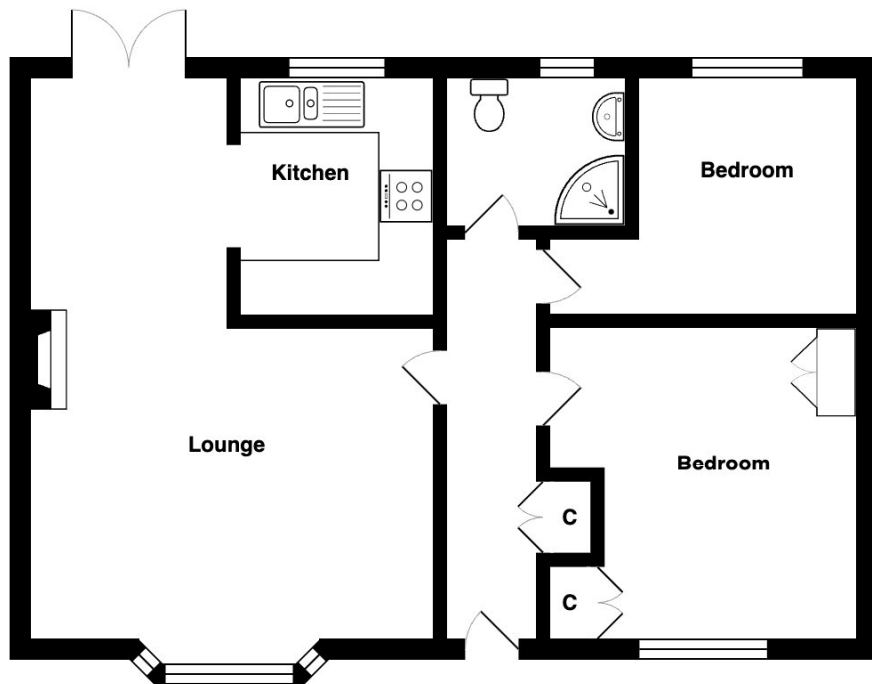
**SHOWER ROOM** Modern shower room with corner shower cubicle. Vanity sink unit, W.C and towel radiator. Fully tiled walls and floor

**OUTSIDE** Large garden to the front having a southerly aspect, lawned with bedding borders and mature shrubs. Double gated off road parking area. To the rear is a yard area with shed and outside tap

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**

Total Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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