



## 28 Verdun Road, Wibsey, Bradford, BD6 3RD

\*\* ATTRACTIVE EXTENDED SEMI DETACHED \*\* THREE BEDROOMS THREE RECEPTION ROOMS \*\* CUL DE SAC POSITION \*\* Viewing is strongly advised for this lovely family sized semi detached which is tastefully decorated and well presented throughout. Extended to the rear the property offers plenty of reception space, well equipped modern kitchen, THREE BEDROOMS (two with fitted furniture) and modern bathroom. Externally are pleasant, well maintained gardens to the front and rear, drive and garage. The property lends itself for further development should the new owners wish. Situated within this popular residential area within Wibsey, ideal for many amenities and commute to neighbouring towns and cities.

Offers Over £230,000

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## ENTRANCE HALLWAY

Stairs leading first floor

## LOUNGE 12'8" x 11'6" (3.86m x 3.5m)

Feature fireplace housing gas fire

## SITTING ROOM 9'10" x 9'7" (3m x 2.92m)

Lovely family room opening into the dining area with fireplace

## DINING AREA 9'5" x 9' (2.87m x 2.74m)

Splay bay windows

## KITCHEN 5'9" (1.75) x 20'3" (6.17) max overall

Modern fitted kitchen having an array of wall and base units. Worktops with matching splash back. Integrated appliances to include double oven, hob, dish washer and fridge freezer

## FIRST FLOOR

### BEDROOM ONE 9'10" x 11'10" (3m x 3.6m)

Wall to wall sliding door fitted wardrobes

### BEDROOM TWO 9'10" x 9'9" (3m x 2.97m)

Fitted bedroom furniture

### BEDROOM THREE 5'10" x 5'9" (1.78m x 1.75m)

## BATHROOM

Modern suite with double ended bath and mixer shower tap. Fully tiled

## OUTSIDE

Sat on an enviable plot with pleasant gardens to the front, mainly laid to lawn with mature shrub borders. Paved driveway leading to detached garage

## FURTHER INFORMATION

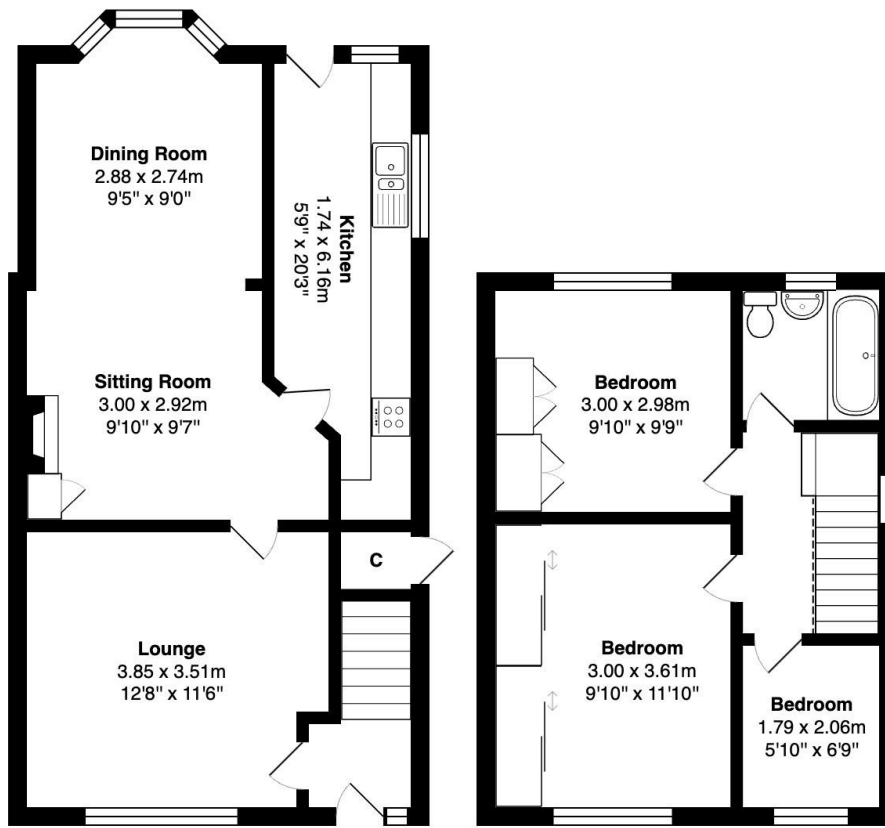
Council Tax - Band B

Tenure - Freehold

**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.

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

Total Area: 79.0 m<sup>2</sup> ... 851 ft<sup>2</sup>

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>69</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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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