



22 Beechwood Grove, Wibsey, Bradford, BD6 3AE

*** LOVELY TRADITIONAL STONE BUILT INNER THROUGH TERRACED ** SPACIOUS ACCOMMODATION THROUGHOUT ** Situated within this increasingly popular area of Wibsey is this FAMILY SIZED property offering THREE BEDROOMS with lots of potential to create more. Briefly comprising: entrance hallway, lounge, sitting room and kitchen and LARGE BASEMENT. TWO first floor bedrooms and family bathroom plus an OVERALL ATTIC ROOM. Well presented with many traditional features throughout we feel this is a great family home and strongly urge early arrangement of viewing. Benefitting further from GCH, DG, gardens to the rear and off road parking to the front.

£190,000

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ENTRANCE VESTIBULE

HALLWAY

Traditional coving and laminate flooring

LOUNGE 11'3" x 11'9" (3.43m x 3.58m)

Feature fireplace

DINING ROOM 15' x 12'4" (4.57m x 3.76m)

Good size reception room with period open fire and fireplace. Access to the basement and laminate flooring

KITCHEN 6'4" x 8'10" (1.93m x 2.7m)

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob and extractor, plumbing for dish washer

BASEMENT 15' x 25'8" (4.57m x 7.82m)

Large basement area with vast potential

FIRST FLOOR

BEDROOM ONE 15' x 12'1" (4.57m x 3.68m)

Cupboard understairs

BEDROOM TWO 9'6" x 9'5" (2.9m x 2.87m)

ATTIC BEDROOM THREE 14'10" x 19'1" (4.52m x 5.82m)

Good size overall attic room. Cupboard overstairs and two Velux windows

BATHROOM

Three piece suite , shower over bath and screen. Sink, W.C and fully tiled

OUTSIDE

Low maintenance gardens to the rear with patio area and off road parking to the front

FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

MORTGAGAES

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.





Total Area: 138.6 m² ... 1492 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		75
(55-68) D	64	
(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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