



83 Thorncroft Road, Wibsey, Bradford, BD6 3ER

**** FANTASTIC FAMILY HOME ** VILLAGE LOCATION **** Step inside this lovely INNER TOWN HOUSE offering good size accommodation throughout and further enhanced with LARGE BASEMENT area allowing vast potential to create more! Having many traditional features throughout and briefly comprising: entrance hallway, lounge, dining kitchen, THREE BEDROOMS and family bathroom. Tastefully decorated throughout with high ceilings and benefitting further from GCH, DG, log burner. Garden to front and rear with DETACHED GARAGE and additional parking area. Situated within Wibsey village, ideal for all the amenities, primary and secondary schools, public transport links, commute via the motorway network M606/M62 and walks through Wibsey Park. **BOOK YOUR VIEWING TODAY**

Asking Price £230,000

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ENTRANCE HALLWAY

Inviting entrance hallway with decorative panelled walls, door to lower ground floor with open stairs to the first floor

LOUNGE 11'5" x 12'10" (3.48m x 3.9m)

Cosy space in keeping with the age of the house, stone hearth, and multi-fuel burner with a wooden mantle

DINING KITCHEN 17'6" x 12'10" (5.33m x 3.9m)

Stunning dining kitchen with a range of base units, solid wood worktops with tiled splash back and ceramic sink. Oven, hob, extractor, integrated dishwasher and feature chimney breast with wood store. Patio doors to the rear

FIRST FLOOR

Decorative panelled walls

BEDROOM ONE 10'10" x 12'11" (3.3m x 3.94m)

Fitted bedroom furniture with overhead structure

BEDROOM TWO 10'10" x 12'11" (3.3m x 3.94m)

Stripped polish wood flooring and pleasant outlook over Wibsey Park

BEDROOM THREE 9'10" x 6'4" (3m x 1.93m)

Laminate flooring

BATHROOM

Modern fitted bathroom with shower over the bath and screen, fully tiled walls and heated towel radiator

LOWER GROUND FLOOR

An ideal space, ripe for conversion subject to permissions

ROOM ONE 11'5" x 12'11" (3.48m x 3.94m)

External access with power, light and plumbing

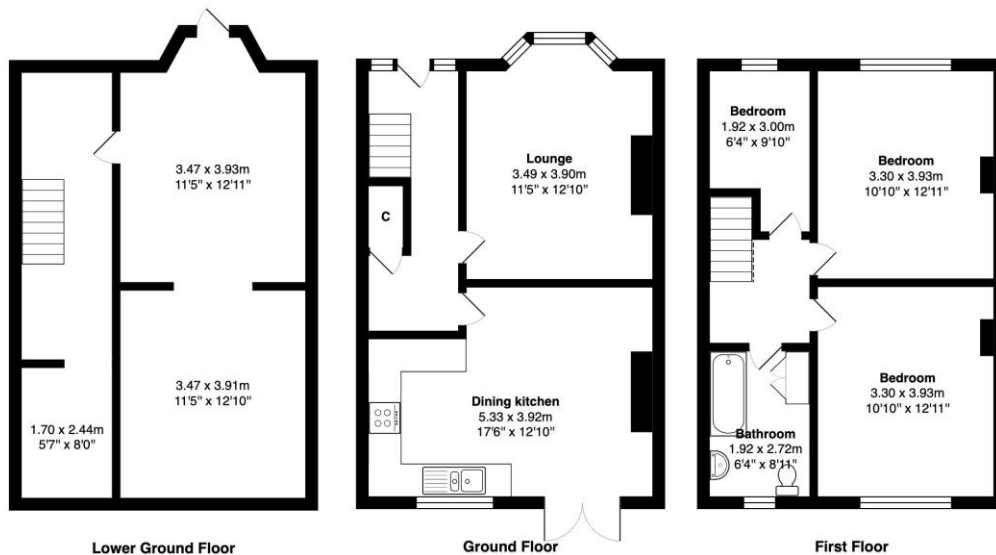
ROOM TWO 11'5" x 12'11" (3.48m x 3.94m)

COAL HOLE 3'7" x 8' (1.1m x 2.44m)

OUTSIDE From Thorncroft Road the long gardens leading to the rear of the property are well maintained with bedding boarders and decked seating area, along with a detached garage. To the front, the gardens are mainly paved with external access leading to the lower ground floor. Beyond the access road is additional parking and store

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: 129.2 m² ... 1391 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		
(55-68) D	65	82
(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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