



57 Reeve Road, Wibsey, Bradford, BD6 1TQ

**** STUNNING EXAMPLE OF ITS TYPE ** UNDERGONE A LARGE REFURBISHMENT/RENOVATION OVER RECENT MONTHS ** VILLAGE LOCATION ** FANTASTIC FIRST TIME PURCHASE/YOUNG FAMILY HOME**

**** Step inside this delightful larger than expected cottage situated within the heart of Wibsey Village. Stone built THROUGH TERRACED property offering THREE BEDROOM accommodation. Benefitting further from modern kitchen, cellar utilised as a utility area, large fireplace housing multifuel stove, GCH, DG, traditional features and pleasant gardens to front and rear. Well placed for the village amenities, schools and commute to Bradford/Halifax plus a short distance from the M606/M62 motorway.**

£167,500

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ENTRANCE HALLWAY

LOUNGE 17'7" X 13'5"

Good size reception room with feature beams and window seat. Large open fireplace with stove, being the focal point of the room. Patio doors leading to rear garden

KITCHEN 11'2" x 7'7" (3.4m x 2.3m)

Well equipped, recently fitted kitchen. Selection of wall and base units. Worktops, sink and drainer. Oven and induction hob. Integrated fridge freezer and dish washer. Access to the cellar

CELLAR Used as a utility area with plumbing for washer, space for dryer and storage areas. N.B Appliances are included in the sale

BEDROOM ONE 10'8" x 8' (3.25m x 2.44m)

Built in wardrobes to alcove, feature cast iron fireplace and decorative panelled wall

BEDROOM TWO 10'8" x 6'6" (3.25m x 1.98m)

Exposed feature brick wall

BEDROOM THREE 8' x 6'7" (2.44m x 2m)

Irregular shaped room, currently used as a dressing room

BATHROOM

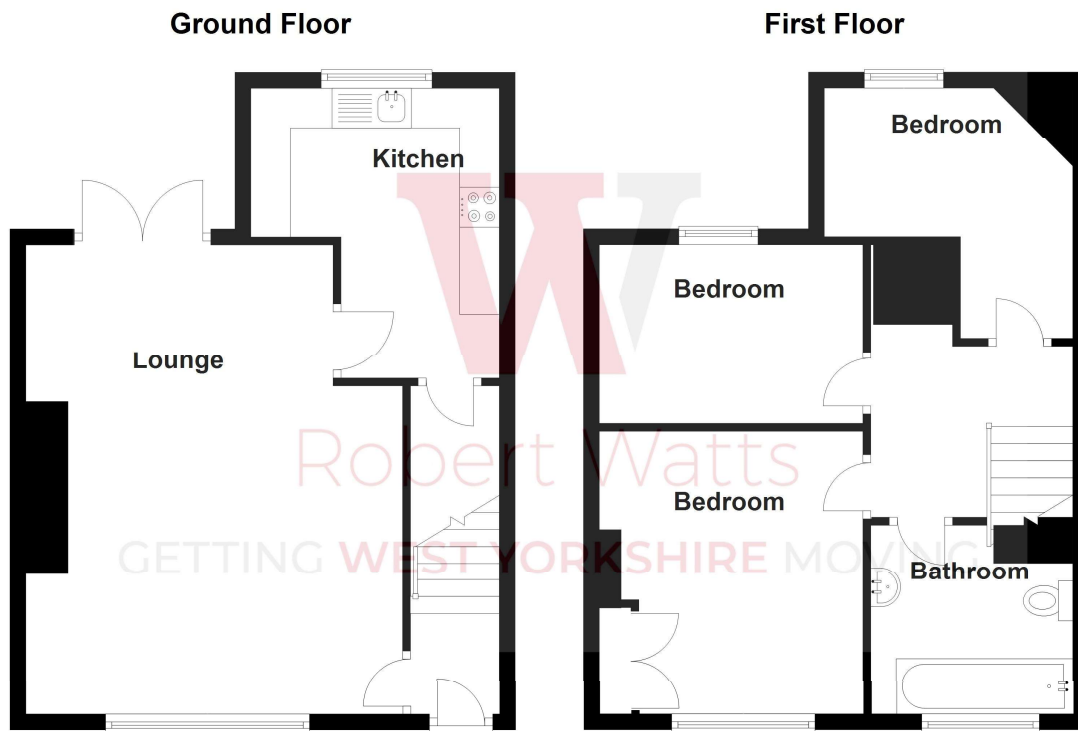
Three piece white suite with mixer shower tap and screen over panelled bath. Sink and W.C


OUTSIDE

Pleasant garden to front and rear with stone paving

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	57	
(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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