



14 Raeburn Drive, Wibsey, Bradford, BD6 2LL

**** MODERN DETACHED FAMILY HOME **** Being well presented throughout and currently providing **FOUR BEDROOMS** with master room having a dressing area and en-suite. The property is further enhanced with large family dining kitchen, lounge, good size four piece bathroom, GCH and DG. Externally the driveway leads to a pleasant garden to the rear. Situated within the highly sought after village of WIBSEY being ideal for many local amenities, schools and commute to Bradford/Halifax, Motorway networks and public transport commute. **BOOK YOUR VIEWING TODAY!**

£325,000

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ENTRANCE PORCH

Leading to entrance hall

ENTRANCE HALL

Understair store

CLOAKROOM

Sink & W.C. Tiled walls and extractor fan

DINING KITCHEN 25'3" x 11'11" (7.7m x 3.63m)

Having oak effect wall and base units and complementary worktops, breakfast bar and 1 1/2 bowl sink unit. Splash back tiled walls, range cooker integrated dish washer and space for washer. Extractor fan, spotlights and laminate flooring

FORMER GARAGE 16'7" x 7'9" (5.05m x 2.36m)

Used as sitting room

DINING AREA 7'11" x 16'9" (2.41m x 5.1m)

Opening through to the kitchen. French doors leading to raised decked area

LOUNGE 17' x 9'9" (5.18m x 2.97m)

Feature fire surround, spotlights and laminate flooring. Double doors leading to the dining area

LANDING

Store cupboard

BEDROOM ONE 15' x 10'1" (4.57m x 3.07m)

Fitted bedroom furniture

DRESSING AREA 6'4" x 6'3" (1.93m x 1.9m)

Off from bedroom one creating a dressing area with fitted furniture

EN-SUITE

Three piece suite with shower cubicle, vanity style sink and W.C. Tiled walls

BEDROOM TWO 14'4" x 8'1" (4.37m x 2.46m)

BEDROOM THREE 10'6" x 8'3" (3.2m x 2.51m)

BEDROOM FOUR 10'6" x 8'3" (3.2m x 2.51m)

BATHROOM 10'4" x 8'3" (3.15m x 2.51m)

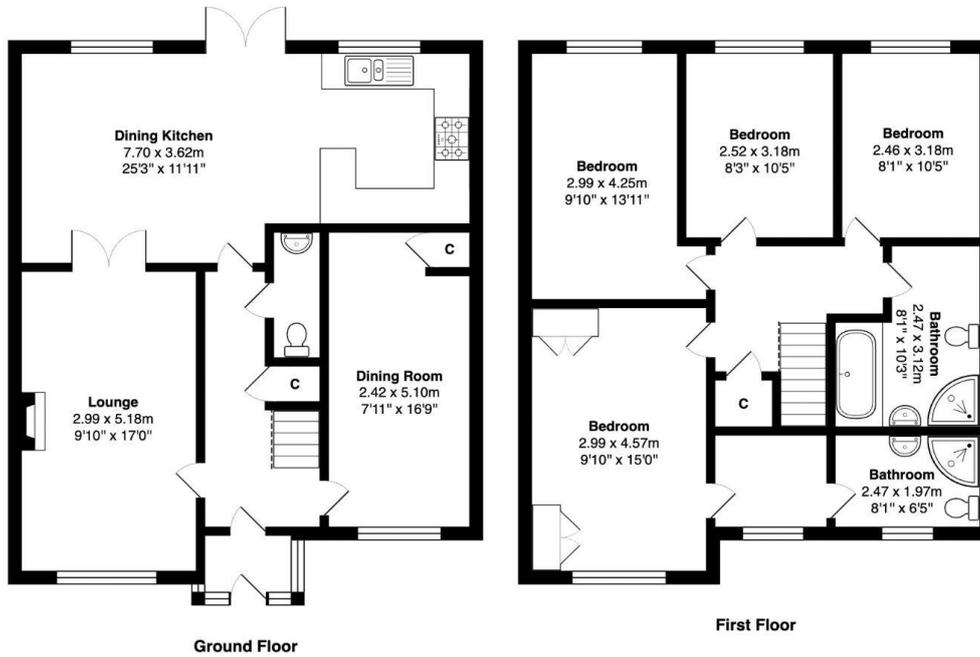
Four piece suite with shower cubicle, freestanding bath, sink and W.C. Tiled walls and towel radiator

OUTSIDE

Enclosed lawned and decked garden area to the rear. Block paved driveway to the front

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: 132.6 m² ... 1427 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		86
(69-80) C	75	
(55-68) D		
(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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