



25 Beacon Road, Wibsey, Bradford, BD6 3HB

**** VILLAGE LOCATION ** SPACIOUS THROUGHOUT ** IDEAL FIRST TIME PURCHASE **** Viewing is strongly advised for this well presented STONE BUILT INNER THROUGH TERRACED property which briefly comprises: Entrance vestibule which provides access to a large basement area. Lounge, good size dining kitchen and rear hall that leads to the garden. TWO DOUBLE BEDROOMS and good size family bathroom. Benefitting further from GCH and DG there is a large attic space which allows the property a vast amount of scope to create further rooms (subject to permissions) Close to many amenities, schools and walks through Wibsey Park. **BOOK YOUR VIEWING TODAY**

Asking Price £159,995

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ENTRANCE VESTIBULE

BASEMENT Large area with blocked window leading to the rear elevation. Power and light

LOUNGE 14'3" x 12'8" (4.34m x 3.86m)

Double doors opening through to the dining kitchen. Feature fire surround

DINING KITCHEN 11'3" x 12'3" (3.43m x 3.73m)

Modern fitted kitchen with a range of wall and base units, worktops with sink and drainer. Oven, hob and extractor, integrated dish washer and washing machine

REAR HALL Decorated and in keeping with the age, stairs leading to first floor and access to the rear garden

LANDING Good size landing with loft access and store cupboard

BEDROOM ONE 14'10" x 9'8" (4.52m x 2.95m)

Mirror door wardrobes to alcoves

BEDROOM TWO 12'2" x 8'11" (3.7m x 2.72m)

Built in cupboard

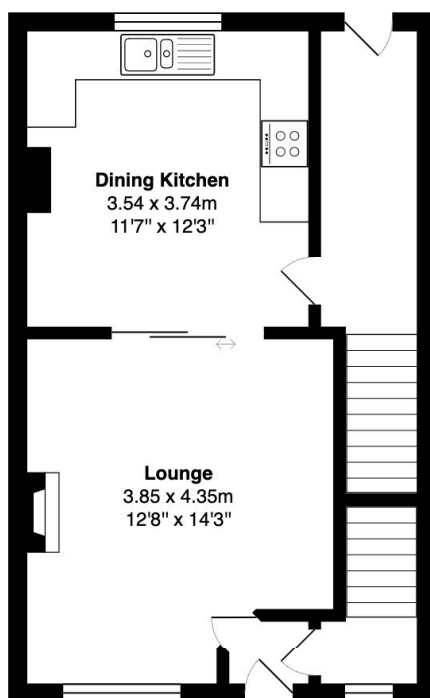
BATHROOM Modern three piece suite with shower over bath

GARDENS Paved garden to the front. Pleasant low maintenance garden to the rear with paved seating area

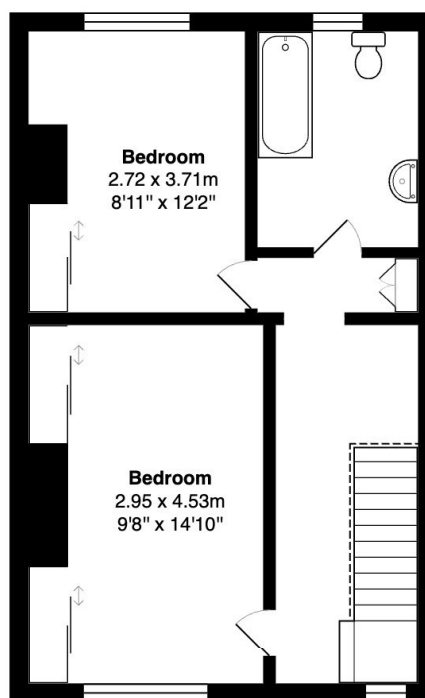
NOTE Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 80.8 m² ... 870 ft²

All measurements are approximate and for display purposes only

