



44 Raeburn Drive, Wibsey, Bradford, BD6 2LN

**** GREAT PLOT SIZE ** VAST AMOUNT OF SCOPE FOR EXTENSION OPPORTUNITY ** SIMPLY MUST BE VIEWED **** Popular style of SEMI DETACHED with versatile accommodation throughout. Briefly comprising: Lounge with doors to front, dining room and extended kitchen that has recently been fitted, inner hall, bedroom and shower room to the ground floor. Three bedrooms to the first floor with walk in wardrobe. The plot itself offers large grounds with pleasant well stock gardens to the rear, mainly laid to lawn with green house. The detached garage has light with additional space to the side. Situated within a residential area which is well placed for many amenities, commute to Bradford and Halifax plus schools close by. **VIEWING ADVISED**

£250,000

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LOUNGE 16'7" x 9'7" (5.05m x 2.92m)

Good size lounge with feature fireplace, sliding doors to the front elevation and double doors opening to the dining room

DINING ROOM 9'7" x 6'10" (2.92m x 2.08m)

Window to the rear overlooking the gardens

EXTENDED KITCHEN 13'2" x 7'11" (4.01m x 2.41m)

Recently fitted kitchen with an array of wall and base units, worktops, sink and drainer with splashback. Space for free standing and under counter white goods. Oven hob and extractor. Door leading to the rear.

INNER HALLWAY Understair store

BEDROOM THREE 10'11" x 9'11" (3.33m x 3.02m)

SHOWER ROOM Oversize walk in shower, sink and w/c.

FIRST FLOOR

BEDROOM ONE 10'10" x 8'7" (3.3m x 2.62m)

Large walk in store area

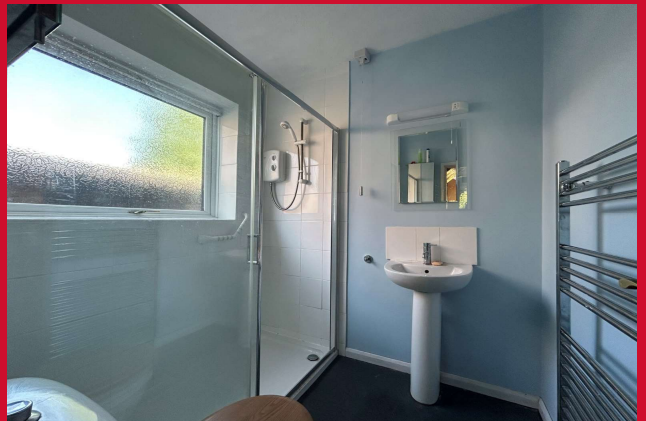
BEDROOM TWO 10'8" x 9'2" (3.25m x 2.8m)

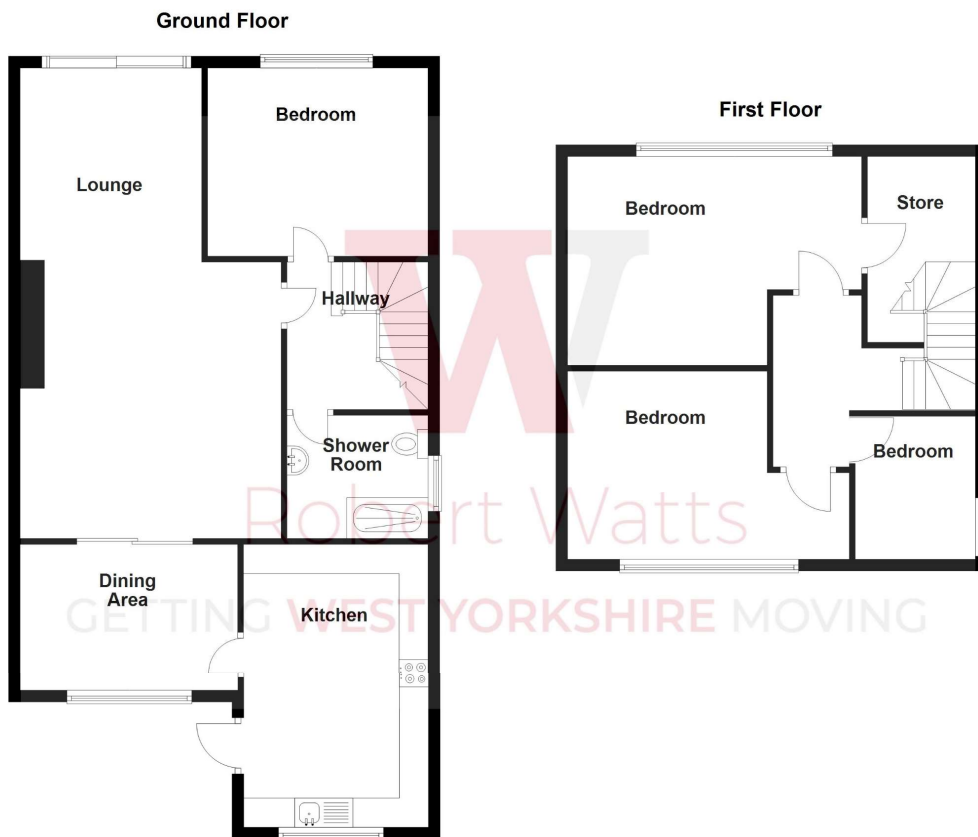
BEDROOM FOUR 6'5" x 5'11" (1.96m x 1.8m)

Gable window

OUTSIDE Mature gardens to the front with driveway to side allowing parking for several cars leading to a detached garage. The extensive gardens to the rear are mainly laid to lawn with mature shrub borders and greenhouse.

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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |