



21 Northfield Grove, Wibsey, Bradford, BD6 1LD

**** WIBSEY VILLAGE LOCATION ** CUL DE SAC WITH VIEWS OVER THE PLAYING FIELDS **** Viewing is strongly advised for this popular style of bay window SEMI DETACHED offering spacious accommodation throughout. Briefly comprising: Entrance hall, lounge, dining room, well equipped kitchen, THREE BEDROOMS and shower room. Externally there are pleasant gardens to the front, driveway to the side leading to garage and well stocked gardens to the front and rear with paved seating area. Ideal for many of the village amenities, schools, walks and good commuter links to the motorway and neighbouring towns and cities. We feel this is an ideal young family home.

£190,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

21 Northfield Grove, Wibsey, Bradford, BD6 1LD

ENTRANCE HALLWAY

Open stairs leading to the first floor with under stair cupboard

LOUNGE 11'2" x 13' (3.4m x 3.96m)

Good size lounge with bay window and fireplace

DINING ROOM 10'10" x 9'3" (3.3m x 2.82m)

Window overlooking the rear garden

KITCHEN 11'1" x 7'6" (3.38m x 2.29m)

Fitted kitchen with a selection of wall and base units, worktops with sink and drainer. Cooker point, plumbing for washer and space for under counter appliances

FIRST FLOOR

Landing area with loft access and store cupboard

BEDROOM ONE 13' x 10'11" (3.96m x 3.33m)

BEDROOM TWO 10'11" x 9'3" (3.33m x 2.82m)

Fitted wardrobe

BEDROOM THREE 7'9" x 6'10" (2.36m x 2.08m)

SHOWER ROOM

Modern shower room with corner cubicle, sink and W.C

OUTSIDE

Sat on an enviable plot backing onto the playing fields. Well stocked gardens to the front, driveway to the side leading to a DETACHED garage and pleasant lawned garden to the rear

PROBATE DISCLAIMER

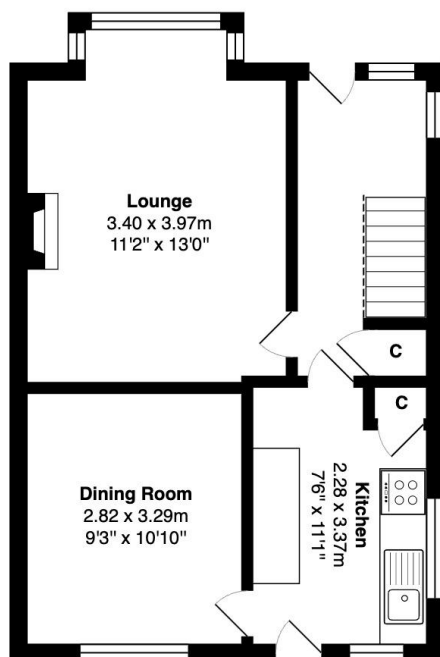
The property is being sold via probate therefore some information may be limited

UNREGISTERED DISCLAIMER

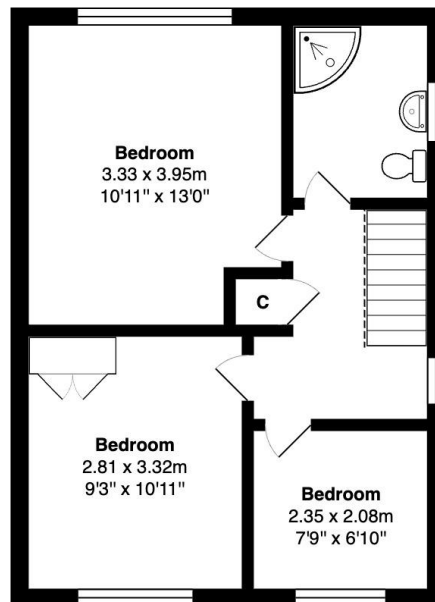
This property is unregistered at the land registry. First registration will take place on the purchase. Please take advise from your legal advisor for further information

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: 79.2 m² ... 853 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		