



## 4 Purley Walk, Wibsey, Bradford, BD6 1SW

**\*\* LOVELY EXTENDED MODERN DETACHED \*\* FAMILY SIZED ACCOMMODATION THROUGHOUT \*\* GOOD SIZE GARDENS FOR FAMILY ENTERTAINMENT \*\*** Situated within a cul de sac location in this HIGHLY SOUGHT AFTER Village of Wibsey, BD6 is this well-proportioned property briefly comprising: Entrance hall, lounge opening through to dining room, Breakfast kitchen and conservatory. FOUR BEDROOMS (one with en-suite facilities) and family bathroom. Externally, are gardens to the front with driveway leading to garage and pleasant enclosed rear gardens with lawn, patio and decked seating areas which makes it an ideal space for family gatherings. Within walking distance to many of the village amenities, schools and good commuter links via the Low Moor Train station and Motorway Network. One not to be missed!

Offers Over £280,000

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## PORCH

## HALLWAY

Access to the lounge and stairs to the first floor

## LOUNGE 15'10" x 11'10" (4.83m x 3.6m)

Open aspect with dining area and feature fireplace housing gas fire

## DINING ROOM 15'2" x 12'3" (4.62m x 3.73m)

French doors opening with access to the conservatory

## BREAKFAST KITCHEN 14'11" x 10'10" (4.55m x 3.3m)

Having an array of wall and base units with good workspace. 1 1/2 bowl sink unit with drainer, eye level electric oven, integrated microwave, washer and dish washer

## CONSERVATORY 12'9" x 8'7" (3.89m x 2.62m)

Overlooking the rear garden

## LANDING

## MASTER BEDROOM 14'11" x 10'10" (4.55m x 3.3m)

Fitted wardrobes

## ENSUITE

W.C and sink

## BEDROOM TWO 11'4" x 8'7" (3.45m x 2.62m)

## BEDROOM THREE 14'11" x 8'7" (4.55m x 2.62m)

## BEDROOM FOUR 8'4" x 7'6" (2.54m x 2.29m)

## BATHROOM 6'9" x 6' (2.06m x 1.83m)

Three piece suite with panelled bath, shower over, sink and W.C. Partly tiled

## OUTSIDE

Lawn to the front with double driveway to the side leading to the garage. Lawned garden to the rear with paved patio and decked seating area

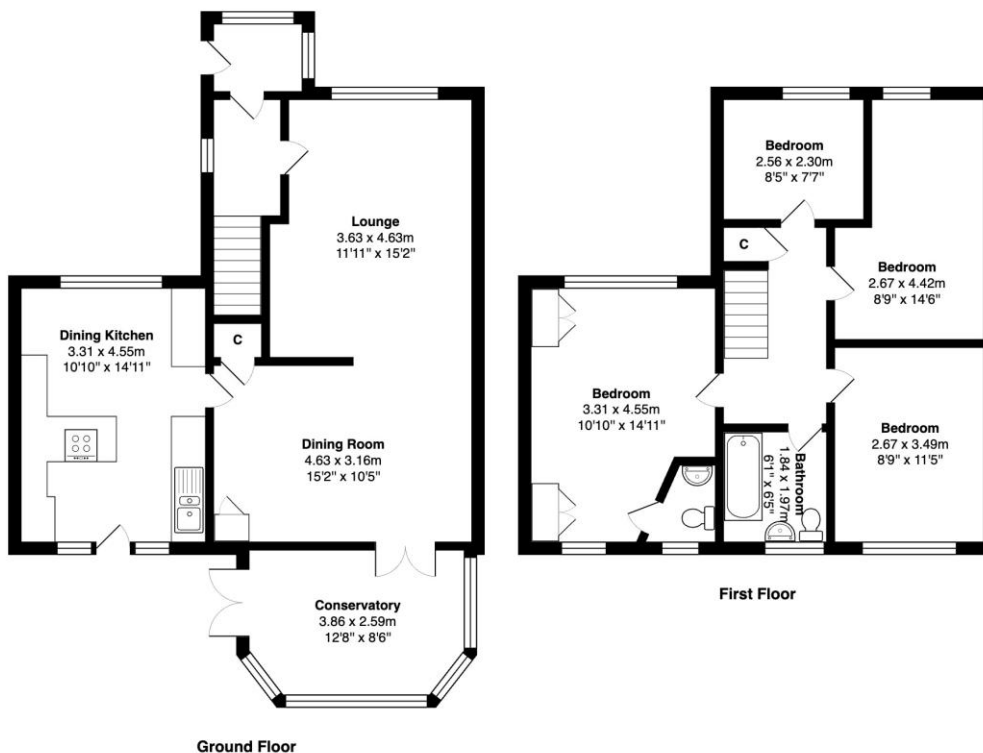
## BUYER DISCLAIMER

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.







Total Area: 117.9 m<sup>2</sup> ... 1269 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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

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