



## 62 Briarwood Drive, Wibsey, Bradford, BD6 1SG

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION \*\* SUPERB PLOT POSITION \*\* VAST AMOUNT OF SCOPE FOR EXTENSION \*\* Step inside this lovely BAY WINDOW END TOWN HOUSE which benefits from a single storey rear extension allowing the property to provide FAMILY SIZE accommodation throughout. Briefly comprising: Entrance porch leading to hallway, lounge, dining kitchen with additional kitchen facilities and pleasant sun room within the extension. THREE BEDROOMS to the first floor and family bathroom. Externally, the twin driveway allows parking for several cars and front gardens. To the rear there is a large lawned area with plenty of seating, hard standing area and garden shed. There is a pleasant outlook over the playing fields. Situated within this highly sought after part of BD6 which is ideal for many amenities and commute to neighbouring towns and cities. This property and the scope on offer can only be appreciated on internal viewing.

Offers Over £240,000

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**SWIFT MOVE** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

### **ENTRANCE PORCH**

### **ENTRANCE HALLWAY**

With open stairs leading to the first floor

### **LOUNGE 15'9" (4.8) max into bay x 11'9" (3.58)**

Formal reception room, tastefully decorated with remote control gas fire inset into chimney breast

### **DINING KITCHEN 17'8" x 12'4" (5.38m x 3.76m)**

Impressive dining kitchen, ideal for family entertaining with an array of wall and base units, worktops with central island housing hob and extractor. Built in oven and microwave with space for large fridge freezer. Dining area and open arches to the sun room and utility area

### **KITCHEN/UTILITY AREA 8'2" x 8'9" (2.5m x 2.67m)**

Continuing through from the kitchen with wall and base units, sink and drainer. Velux window, plumbing for washer, space for dryer, dish washer

### **SITTING ROOM/SUN ROOM**

A lovely addition with patio doors leading out to the gardens

### **FIRST FLOOR**

Landing area with loft access

### **BEDROOM ONE 11'6" x 12'9" (3.5m x 3.89m)**

Good size double room with built in wardrobes

### **BEDROOM TWO 11'6" x 12'6" (3.5m x 3.8m)**

### **BEDROOM THREE 9'10" x 6'3" (3m x 1.9m)**

### **BATHROOM**

Modern three piece suite with shower over bath, sink and W.C

### **OUTSIDE**

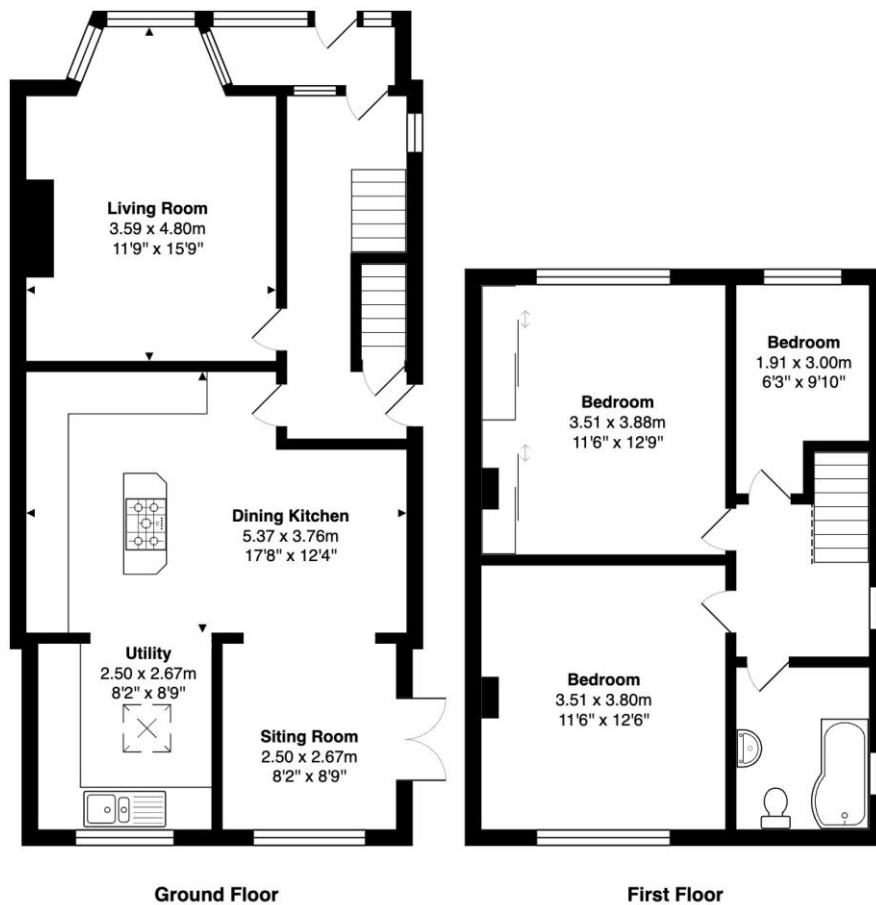
Sat on an enviable plot with a huge amount of scope for extension opportunities and having a lovely outlook over the playing fields. The twin driveway allowing a huge amount of parking whilst still having pleasant gardens to the front. To the rear there are large lawns and plenty of seating areas, having a southerly aspect allowing you to enjoy the sun throughout the day

**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: 105.0 m<sup>2</sup> ... 1130 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		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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