



## **19 Beacon Grove, Wibsey, Bradford, BD6 3EB**

**\*\* PARCEL OF LAND TO THE REAR \*\* PLEASE SEE TITLE PLAN \*\*** Viewing is strongly advised for this END TOWN HOUSE which we feel will appeal to a variety of buyers due to the plot in which it sits. There is a vast amount of scope for extensions (subject to permissions). The property briefly comprises: entrance hall, lounge and dining kitchen. THREE FIRST FLOOR BEDROOMS and family bathroom, benefitting from GCH and DG. The additional land to the rear is vastly overgrown and an ideal space to create additional garden or outbuilding. Well placed for many amenities Wibsey Village has to offer, schools, walks through Wibsey Park and the motorway network a short distance away.

**£180,000**



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## ENTRANCE HALL

### LOUNGE 12'11" x 12'4" (3.94m x 3.76m)

Good size reception room with gas fire

### DINING KITCHEN 16'3" max x 12'8" (4.95m max x 3.86m)

Slightly extended to the rear allowing a great space for dining with patio doors leading to rear with shutters. The kitchen has a selection of wall and base units, worktops, sink and drainer, plumbing for washer and dishwasher, free standing cooker. A large walk in pantry area.

## FIRST FLOOR

### BEDROOM ONE 12'6" x 10'5" (3.8m x 3.18m)

Wall to wall fitted wardrobes and overhead storage.

### BEDROOM TWO 10'5" x 9' (3.18m x 2.74m)

### BEDROOM THREE 9'2" x 5'7" (2.8m x 1.7m)

## BATHROOM

Three piece white suite, panelled bath and shower over, sink and w/c.

## OUTSIDE

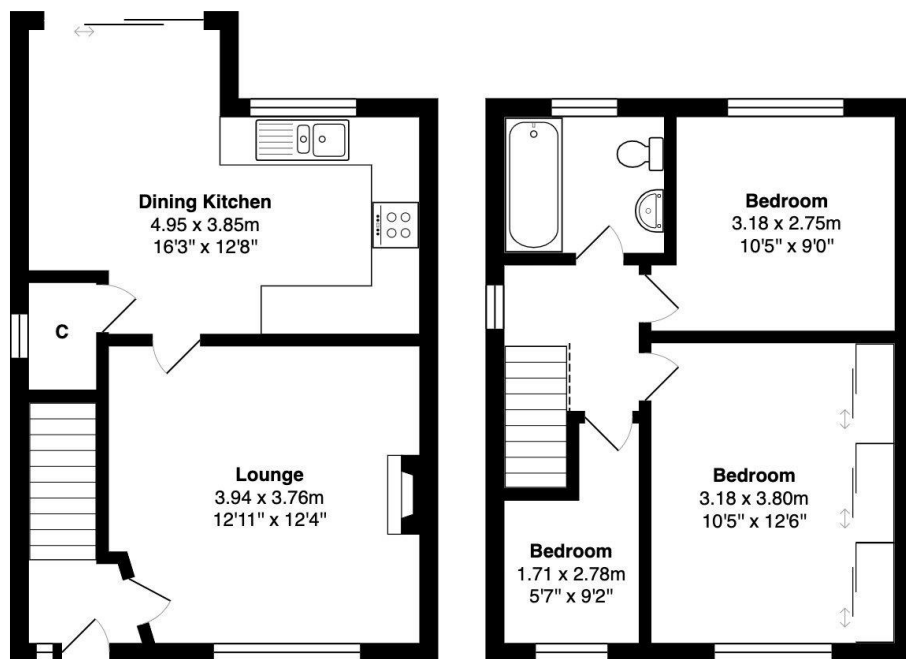
Sat on an enviable plot with gardens to the front, driveway to the side and pleasant gardens to the rear with monkey puzzle tree!. The additional parcel of land is overgrown but could be utilized for many things.

**BUYERS 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.







Ground Floor

First Floor

Total Area: 68.7 m<sup>2</sup> ... 740 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		