



## 188 Reevy Avenue, Wibsey, Bradford, BD6 3RP

**\*\* RARELY SEEN ON THE OPEN MARKET \*\* HUGE OUTBUILDING TO THE REAR\*\* STUNNING ON THE INSIDE AND OUT \*\*** Step inside this beautiful FULLY RENNOVATED semi-detached property with TWIN DORMERS and REAR EXTENSION which has no expense spared. Luxuries include: triple glazing throughout, full electrical upgrade, Bosch and Neff appliances, bespoke outdoor lighting, cctv and granite block paving. Inside briefly comprising: entrance hall, lounge, dining/breakfast kitchen with utility and cloakroom. Two double bedrooms and family bathroom to the first floor with a further two double bedrooms and shower room to the second floor. Externally is parking to the front and paved seating area to the rear. The rear outbuilding is MASSIVE which is an ideal space for office suite/gym or those looking for space to a business from home. Having 4 rooms and wash facilities, all done to a high specification. Situated within this increasingly popular part of BD6, Wibsey, which is well placed for many amenities, schools and commute. Only upon internal inspection will this property be fully appreciated.

**Offers Over £495,000**

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**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.

**ENTRANCE HALL** Inviting and spacious with tiled flooring and stairs leading to the first floor

**LOUNGE 22'2" x 13'3" (6.76m x 4.04m)**

Tiled flooring through with media wall, understair store and cloakroom

**CLOAKROOM** Sink and w.c.

**DINING KITCHEN 20'4" x 16'3" (6.2m x 4.95m)**

IMPRESSIVE kitchen within the rear extension which allows for an abundance of wall and base units, including display cabinets, worktops with matching splashback and central island. Many integrated appliances, high spec. to include oven, microwave oven, hob and extractor. Fridge & Freezer, dishwasher and so much more! tiled flooring throughout and bi-folding doors which lead to the rear. Additional store area which houses the boiler.

**FIRST FLOOR** open spindle stairs to the 2nd floor

**BEDROOM ONE 10'4" x 11'5" (3.15m x 3.48m)**

**BEDROOM TWO 10'4" x 11'10" (3.15m x 3.6m)**

**HOUSE BATHROOM** Fully tiled with three piece suite and shower over bath with screen

**SECOND FLOOR**

**BEDROOM THREE 11'1" x 11'4" (3.38m x 3.45m)**

**BEDROOM FOUR 13'6" x 9'6" (4.11m x 2.9m)**

**SHOWER ROOM** Oversize shower cubicle, sink and w/c

**OUTSIDE** Block paved areas to front and side which allow plenty of parking. Gated access to the rear. Paved garden area and large out building.

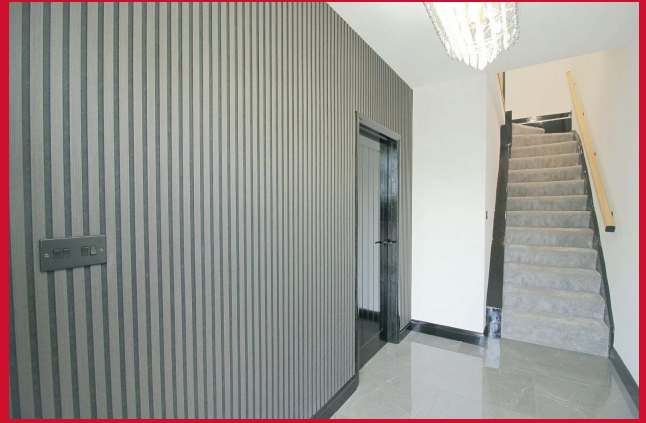
**OUTBUILDING/OFFICE SUITE** Large overall area with is an ideal space for many activities and allows for a multitude of uses. The rooms within have all been decorated and will allow for office space, gym, those looking to run a business from home etc etc. All double glazed and electric throughout

**ENTRANCE HALLWAY**

**OFFICE SUITE ONE 17'6" x 12' (5.33m x 3.66m)**

**OFFICE SUITE TWO 30'8" (9.35) max overall x 15'11" (4.85)**

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: 240.0 m<sup>2</sup> ... 2584 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	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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