



## 6 Chapel Street, Wibsey, Bradford, BD6 1NG

**\*\* SUPERB DETACHED WITH ADDITIONAL ONE BEDROOM BARN CONVERSION \*\* LARGE GARDENS & PADDOCK AREA WITH VAST AMOUNTS OF SCOPE \*\* STUNNING INSIDE AND OUT \*\***

VERSATILE, SUBSTANTIAL AND IMPRESSIVE are some of the words that could be used to describe this UNIQUE STONE DETACHED residence. Currently providing GENEROUSLY SIZED SIX BEDROOMS, TWO RECEPTION ROOMS, THREE BATHROOMS (two being ensuite) accommodation arranged over THREE FLOORS. Having undergone a vast amount of work over recent years, this well presented example is further enhanced by a LARGER THAN EXPECTED GARDEN (potential to build/develop subject to planning), additional outbuilding that has been utilised as a gym but could become an Annex PLUS gated access leading to an off road parking area for up to four cars with carport. Rest assured properties of this calibre are exceptionally rare to the market. Photographs alone cannot do this DELIGHTFUL HOME justice! We urge early arrangement of a viewing to avoid disappointment.

**£620,000**

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## LOWER GROUND FLOOR

### UTILITY ROOM/REAR HALL/BOOT ROOM

Large welcoming area with tiled flooring, open utility with wall units worktops, sink and drainer, undercounter area of washer and dryer W.C off. Store closet housing boiler

### DINING KITCHEN 13'11" (4.24) plus staircase x 13'7" (4.14)

Quality, modern fitted kitchen including a range of wall and base units. Worktops incorporating central island into the chimney breast is a range cooker, integrated appliances to include fridge and dish washer and microwave.

### DINING ROOM 16'9" x 13'9" (5.1m x 4.2m)

A lovely room, ideal for family gatherings with Ingle Nook fireplace incorporating wood burning stove

## GROUND FLOOR

### SIDE ENTRANCE HALLWAY

Velux window

### SITTING ROOM 13'10" (4.22) plus staircase x 13'11" (4.24)

Stone effect fireplace with stripped polish floor

## FIRST FLOOR

### MASTER BEDROOM 17' x 13'11" (5.18m x 4.24m)

Large master bedroom

### EN-SUITE BATHROOM

IMPRESSIVE Good size bathroom with four piece suite, fully tiled walls and tiled floor

### BEDROOM TWO / STUDY 9'11" x 9'6" (3.02m x 2.9m)

Currently utilised as a study

## SECOND FLOOR

### BEDROOM THREE 12'10" x 9'10" (3.9m x 3m)

### ENSUITE

Recently installed shower room

### BEDROOM FOUR 13'10" max x 10'4" (4.22m max x 3.15m)

### BEDROOM FIVE 14'1" x 8'5" (4.3m x 2.57m)

### BEDROOM SIX 9'3" x 8'5" (2.82m x 2.57m)

### HOUSE SHOWER ROOM

Large family shower room

## OUTSIDE

STUNNING outside space with resin seating area ideal for entertaining. The additional garden/paddock, accessed from the drive has a number of opportunities including space for small livestock. Potential to build/develop subject to permissions. Parking for several cars and carport

## BARN CONVERSION

One bedroom barn conversion and POTENTIAL BUSINESS OPPORTUNITY which is a hidden gem. Currently utilised as a gym with shower room and kitchenette. There is additional loft space with Velux

## 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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