



26 Oakroyd Road, Wibsey, Bradford, BD6 1RF

**** CENTRAL VILLAGE LOCATION ** LOVELY FAMILY HOME ** VIEWING IS STRONGLY ADVISED ****

Situated in a cul de position, central to Wibsey village, which is ideal for all the village amenities, schools and commute. Popular style of DORMER SEMI DETACHED which briefly comprises: entrance hall, lounge opening through to the dining area, MODERN KITCHEN and CONSERVATORY. THREE GOOD SIZE BEDROOMS and family sized shower room. Externally, the property is sat on an enviable plot with scope for possible extension (subject to permissions). Pleasant gardens to the front with driveway to side, allowing parking for several cars leading to detached garage. Enclosed rear gardens with seating area, lawn and mature shrubs.

£250,000

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ENTRANCE HALL

Stairs to first floor

LOUNGE 13'11" x 13'3" (4.24m x 4.04m)

Good size reception room, opening through to the dining area with wall mounted electric fire

DINING AREA

Patio doors leading to conservatory

CONSERVATORY 9'2" x 8'11" (2.8m x 2.72m)

Side door leading to patio seating area

KITCHEN 10'8" x 8' (3.25m x 2.44m)

Modern kitchen finished in high gloss white with an array of wall and base units. Worktops, sink and drainer. Eye level double oven, microwave, separate hob and extractor. Integrated fridge freezer and space for under counter appliances

FIRST FLOOR

Landing area

BEDROOM ONE 13'5" x 10'9" (4.1m x 3.28m)

BEDROOM TWO 10'9" x 10'9" max (3.28m x 3.28m max)

BEDROOM THREE 9'2" x 6' max (2.8m x 1.83m max)

SHOWER ROOM

Family size area with vanity style sink and W.C. Large walk in shower room

OUTSIDE

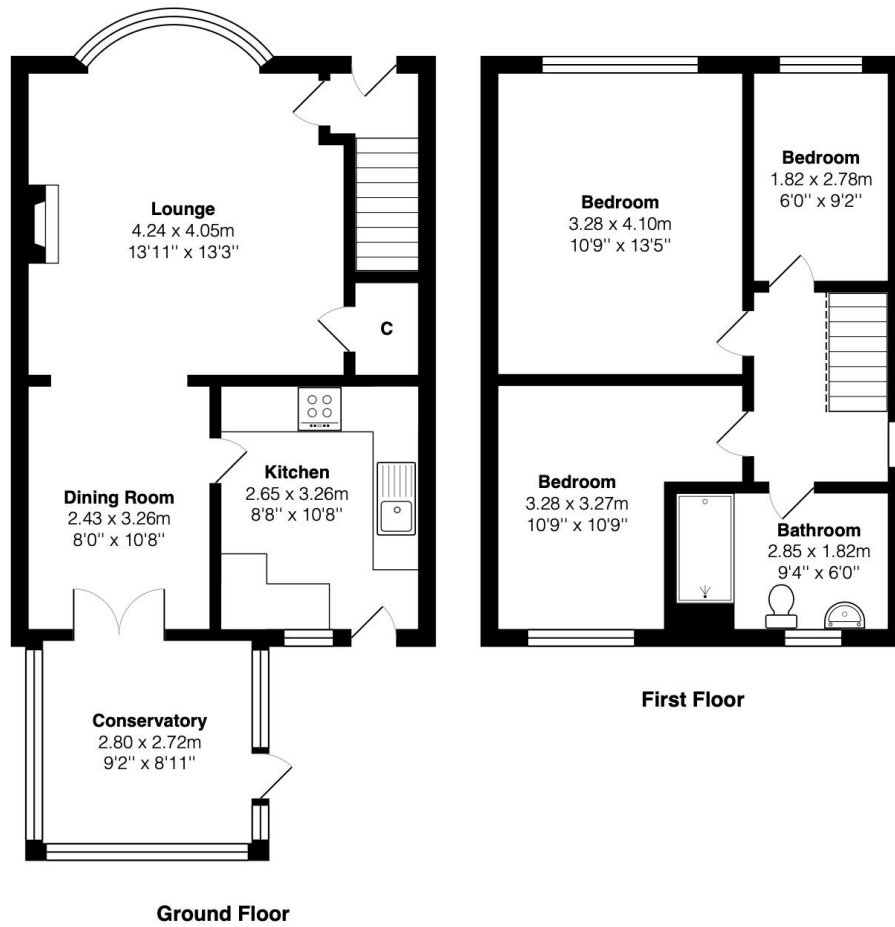
Sat on a generous plot with gardens to the front, drive and garage. Pleasant, enclosed gardens to the rear

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: 87.3 m² ... 940 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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