



## 58 Glendale Drive, Wibsey, Bradford, BD6 2LS

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION.

**\*\* STUNNING EXTENDED SEMI DETACHED BUNGALOW \*\* ENVIABLE CORNER PLOT POSITION IN A CUDDE SAC \*\*** Viewing is strongly advised for this lovely property which briefly comprises: entrance hall, lounge with log burner, dining room and kitchen. **THREE DOUBLE BEDROOMS** and house bathroom. Externally there is plenty of parking to the front and side which leads to a large detached . Pleasant gardens to the rear with paved seating area and lawns. Situated within this popular residential area where properties continue to sell well. Close to many amenities, schools and commute to Bradford/Halifax. We feel this will appeal to a variety of buyers. **BOOK YOUR VIEWING TODAY**

**Asking Price £245,000**

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts\\_](https://twitter.com/robertwatts_)

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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

**SWIFT MOVE INFORMATION** 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 VESTIBULE 5'4" x 4'4" (1.63m x 1.32m)**

Large entrance area which leads through to open dining area

### **DINING AREA 12'3" x 8'10" (3.73m x 2.7m)**

Opening through to the kitchen. Large Store

### **KITCHEN 11'9" x 8'7" (3.58m x 2.62m)**

With an array of wall and base units, worktops with sink and drainer, eye level double oven, separate hob and extractor, plumbing for washer.

### **LOUNGE 10'4" x 15'1" (3.15m x 4.6m)**

Feature fireplace housing log burner stove

### **BEDROOM ONE 10'4" x 12'7" (3.15m x 3.84m)**

### **BEDROOM TWO 10'11" x 9' (3.33m x 2.74m)**

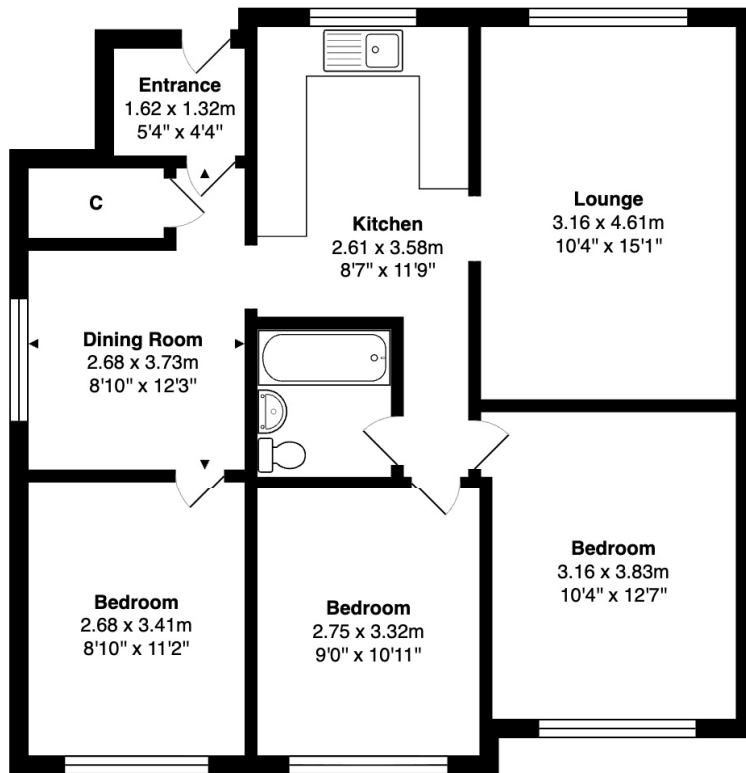
### **BEDROOM THREE 11'2" x 8'10" (3.4m x 2.7m)**

**BATHROOM** Modern three piece suite with shower over bath, vanity style sink and w/c. Fully tiled.

**OUTSIDE** Sat on an enviable plot with double gated entrance leading through to large tarmac parking area for several cars. This continues to the side of the property and leads to a large than average DETACHED GARAGE (with power and light). The rear garden has a large patio area which is a great spot for family entertaining and large lawn.

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**

Total Area: 75.7 m<sup>2</sup> ... 815 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 @robertwatts\_

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