



## 158 Brownroyd Hill Road, Wibsey, Bradford, BD6 1RY

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION \*\* STUNNING FAMILY HOME \*\* Only upon internal inspection can this delightful traditional SEMI DETACHED property be fully appreciated. Sat on a generous plot which lends itself to possible extension opportunities (subject to the relevant permissions), currently boasting good size, well tended gardens to three sides. Internally, the property briefly comprises: entrance porch leading through to the hallway. TWO SPACIOUS RECEPTION ROOMS and modern kitchen, THREE BEDROOMS to the house first floor and wash room. This lovely family home is well placed for the amenities Wibsey has to offer, choice of schools and commute on the doorstep. Viewing is strictly by appointment only.

Offers in excess of £275,000

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## ENTRANCE PORCH

Leads through to the hallway

## HALLWAY

Side panel windows and entrance door allowing a wider than average hallway. Stairs to first floor and useful under stair store cupboards

## LOUNGE 11'11" (3.63) x 14'2" (4.32) max into bay

Large reception room with feature fireplace housing gas fire. Sliding doors lead through to the dining room

## DINING ROOM 11'11" x 11'7" (3.63m x 3.53m)

Patio doors leading to the rear patio area. Open feature chimney breast

## KITCHEN 8'10" x 8' (2.7m x 2.44m)

Selection of wall and base units, worktops incorporating breakfast bar, with sink and drainer. Oven hob and extractor, plumbing for washer

## FIRST FLOOR

Landing area with loft access

## BEDROOM ONE 12'2" x 12'2" (3.7m x 3.7m)

Master bedroom with pleasant outlook. An array of fitted bedroom furniture incorporating matching side cabinets and dresser

## BEDROOM TWO 11'6" x 9'8" (3.5m x 2.95m)

## BEDROOM THREE 6'8" x 8'11" (2.03m x 2.72m)

## BATHROOM

Panelled bath with mixer shower tap plus shower over bath and sink. Separate W.C

## OUTSIDE

Sit on an enviable plot with well tended gardens to the front. Gated access lead to driveway and detached garage. Large, well maintained gardens to the rear with mature shrubs, patio seating areas, lawns, shed and greenhouse. A lovely space for entertaining the family

## 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 LEGAL PACK

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.

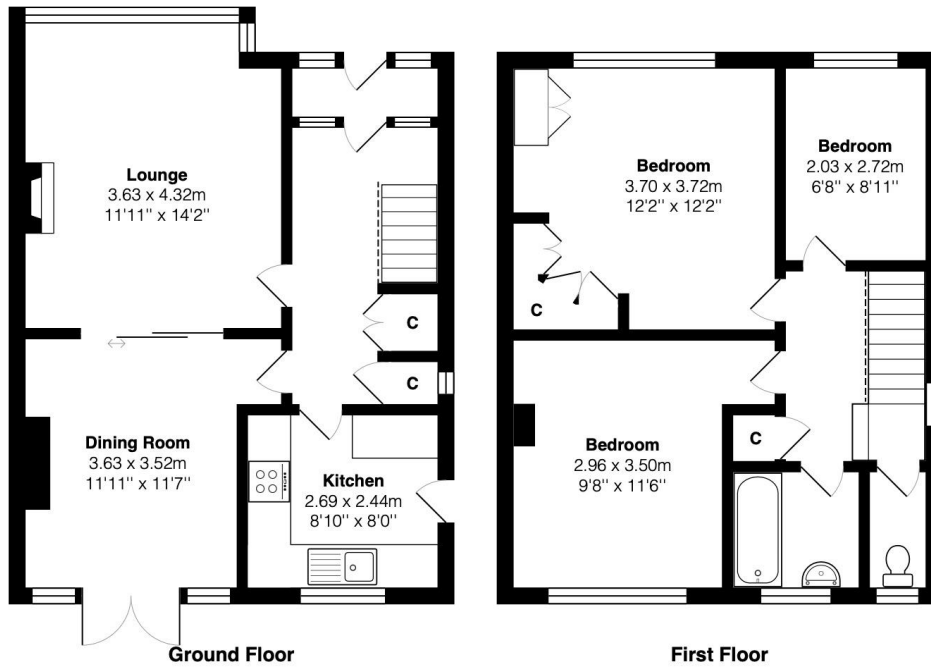
The legal pack includes

- 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.

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: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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