



## 51 Reeve Drive, Wibsey, Bradford, BD6 3RA

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION \*\* EXTENDED SEMI DETACHED PROPERTY! VIEWING STRONGLY ADVISED! Situated within this popular residential area of Wibsey is this lovely family home. Briefly comprising: entrance porch which leads through to hallway, bedroom four/additional sitting room, lounge, dining area, breakfast kitchen with separate utility and cloakroom. Three bedrooms and family bathroom. Externally, the block paved drive offers off road parking and pleasant gardens to the rear ideal for entertaining. Large summer house with power and light. Well placed for many amenities, schools and commute.

**£280,000**

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## **ENTRANCE PORCH**

Leading through to the hallway

## **LOUNGE 9'8" x 11'1" (2.95m x 3.38m)**

## **DINING ROOM 12'10" x 9'11" (3.9m x 3.02m)**

Good size reception room opening out into the kitchen extension

## **KITCHEN 21'2" x 9' (6.45m x 2.74m)**

Lovely addition with a selection of wall and base units, worktops to include breakfast bar, sink and drainer. Integrated appliances and enjoys outlook over the landscaped gardens

## **UTILITY ROOM**

Plumbing for washer and space for dryer. Leads through to the cloakroom

## **CLOAKROOM**

Sink and W.C

## **GROUND FLOOR BEDROOM FOUR/RECEPTION**

Within the extension this room is an ideal space for guests

## **FIRST FLOOR**

Landing area with loft access

## **BEDROOM ONE 11'10" x 9'9" (3.6m x 2.97m)**

## **BEDROOM TWO 9'9" x 9'5" (2.97m x 2.87m)**

## **BEDROOM THREE 8'10" x 5'4" (2.7m x 1.63m)**

## **BATHROOM**

Three piece bathroom suite with vanity style sink, W.C and shower over panelled bath

## **OUTSIDE**

Large block paved area to the front allowing plenty of parking. Stunning gardens to the rear that is an ideal space for entertaining. Low maintenance with seating area and large summer house 18'0" x 9'1", which has power and light

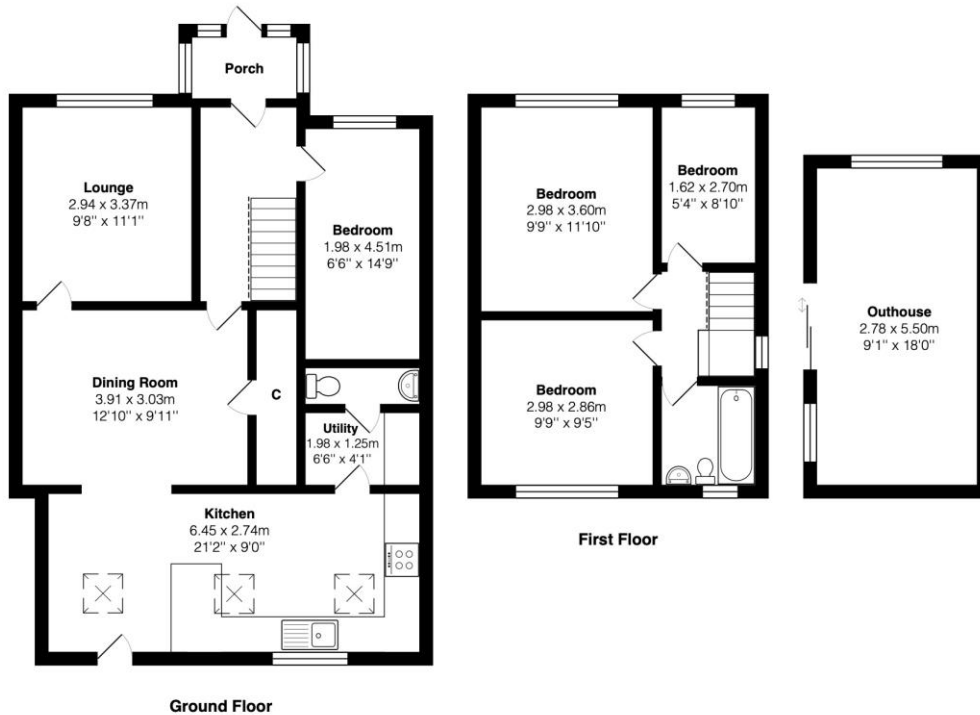
## **BUYER DISCLAIMER**

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: 111.9 m<sup>2</sup> ... 1204 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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