



## 40 Reevy Avenue, Wibsey, Bradford, BD6 3EQ

**\*\* SUPERB LANDSCAPED GARDENS TO THE REAR \*\* EXTENDED DORMER STYLE SEMI DETACHED \*\***  
Only upon internal inspection will this lovely, spacious family home be fully appreciated. Built entrance foyer opens to the hallway with stairs leading to the first floor and access to the family bathroom and lounge. The lounge opens to a large dining area and bespoke kitchen with patio doors leading to a large outdoor seating area which makes this whole space ideal for family entertaining. **THREE GOOD SIZE BEDROOMS** occupy the first floor. Having had many improvements over the years the property is enhanced further with plenty of off road parking to the front and side, GCH DG and a garden that can be enjoyed all year round. Situated within this increasingly popular part of BD6 where all the amenities Wibsey has to offer, can be enjoyed. Schools within walking distance and commute to neighbouring towns and cities a short distance away.

**£275,000**

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**ENTRANCE FOYER** Built within the last 2 years, this opens into the hallway

**HALLWAY** Open stairs to the first floor and under stair storage

**FAMILY BATHROOM** Three piece suite with shower over bath, sink and W.C

**LOUNGE 17'1" x 22'8" (5.2m x 6.9m)**

Lovely size reception room with feature fireplace and opening through into the extended dining area

**DINING AREA LEADING TO KITCHEN 23'9" (7.24) x 14'1" (4.3) both Approx.**

Fantastic size area which makes the ground floor ideal for entertaining and every day family life. Large display cabinets and storage which lead through to the bespoke modern kitchen. The twin patio doors open out to the gardens

**KITCHEN** Recently fitted modern kitchen with a selection of wall and base units finished in high gloss white with under lighting. Built in oven, microwave with separate induction hob and extractor

**FIRST FLOOR** Landing area

**BEDROOM ONE 13'9" x 10'6" (4.2m x 3.2m)**

**BEDROOM TWO 11'8" x 8'5" (3.56m x 2.57m)**

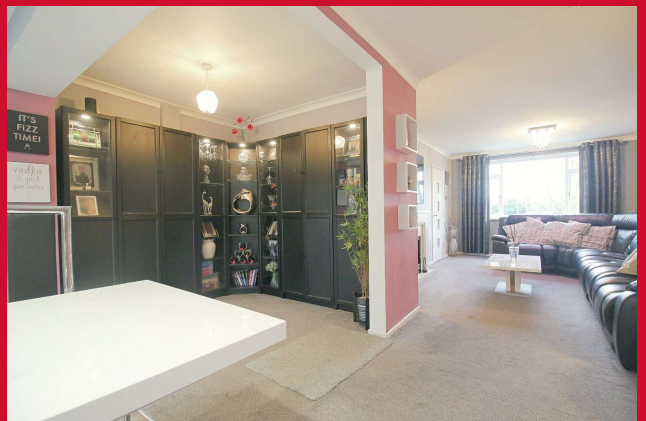
**BEDROOM THREE 7'1" x 8'6" (2.16m x 2.6m)**

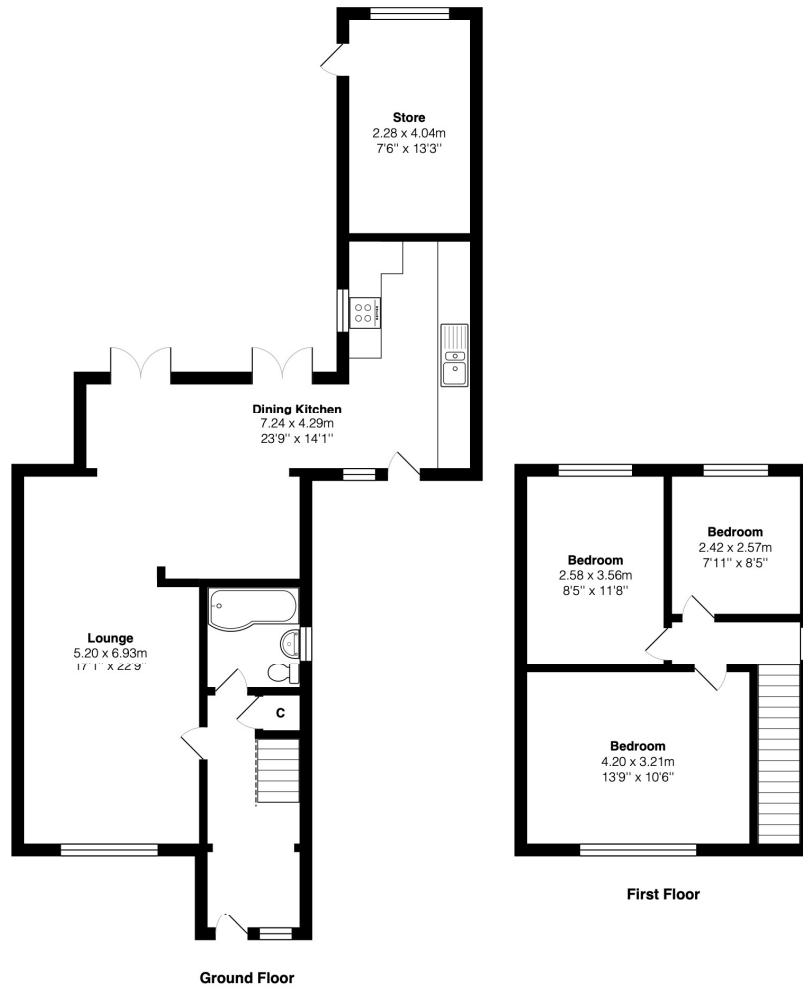
**OUTSIDE** Parking to the front for several cars and additional pebbled area. The gardens to the rear can not fail to impress. Sectioned, creating patio areas, lawns, decked seating areas, Pavillion with composite decking for evenings with an area and fire leading further to an additional area where mature shrubs are located. The permanent store that backs onto the kitchen has power and light, additional external electric points, water tap and shed/ workshop 16" by 8" with light fittings and electrics.

**PLEASE NOTE** Furniture items available on separate negotiation, please ask for more information

**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: 102.6 m<sup>2</sup> ... 1104 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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