



4 Park Square, Wibsey, Bradford, BD6 3PT

****A FANTASTIC OPPORTUNITY HAS ARISEN, TO AQUIRE THIS HIDDEN GEM! ****

A real 'Needle in the haystack'!! Rest assured this FINE EXAMPLE WILL NOT DISAPPOINT! Formerly a Childrens Nursery and now a FAMILY HOME the internal and external space on offer is rarely seen. Sat on an enviable corner plot the property briefly comprises: Entrance Hall, lounge, dining room, conservatory, well equipped breakfast kitchen leading through to the extension that is an additional sitting room. To the first floor and THREE BEDROOMS with house bathroom plus an additional DORMER BEDROOM FOUR with en-suite bathroom. All tastefully decorated throughout with modern fixtures and fittings. Externally will also not disappoint with TWO OUTBUILDINGS, all decorated with power and light, plumbing and kitchen facilities. Large gardens

Guide Price £350,000

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ENTRANCE HALLWAY 11'11" x 7'6" (3.63m x 2.29m)

Laminate flooring and stairs to the first floor

LOUNGE 13' x 14'3" (3.96m x 4.34m)

Laminate flooring. Feature log burner stove with slate hearth and floating shelves. Double doors leading through to the dining area

DINING AREA 11' x 7'10" (3.35m x 2.4m)

Laminate flooring opening through to the conservatory

CONSERVATORY 14' x 13'3" (4.27m x 4.04m)

A great addition with laminate flooring. Double doors leading to the covered seating area and access to the kitchen

KITCHEN 14'1" x 22'1" (4.3m x 6.73m)

'L' shaped, well equipped kitchen with an array of wall and base units. Solid wood surfaces incorporating breakfast bar with plumbing for washer and dish washer. Oven, hob, extractor and stable doors leading through to the extension

DAY ROOM 18'5" x 14'10" (5.61m x 4.52m)

Another wonderful addition that was previously used as part of a nursery

FIRST FLOOR

Landing area

BEDROOM ONE 10'7" x 12'2" (3.23m x 3.7m)

Fitted wardrobes

BEDROOM TWO 8'9" x 9'3" (2.67m x 2.82m)

Cupboard over stairs

BEDROOM THREE 11' x 8'1" (3.35m x 2.46m)

FAMILY BATHROOM Modern three piece white suite with shower over 'air bath' and screen, sink and W.C

BEDROOM FOUR 16'4" (4.98) x 10'5" (3.18) plus recess

Overall attic room with Velux windows and dormer. En-suite off

EN-SUITE BATHROOM

Part tiled with bath, vanity style sink and W.C

OUTSIDE

Low maintenance garden to the front that leads to the side gate which has secure access. Gardens to side and rear with two outbuildings, large covered seating area, additional seating and low maintenance grounds, mainly Astro Turf covering

OUTBUILDING ONE 15'8" x 9'1" (4.78m x 2.77m)

Electric heating, power and light. sink and drainer unit, worktop and cupboard

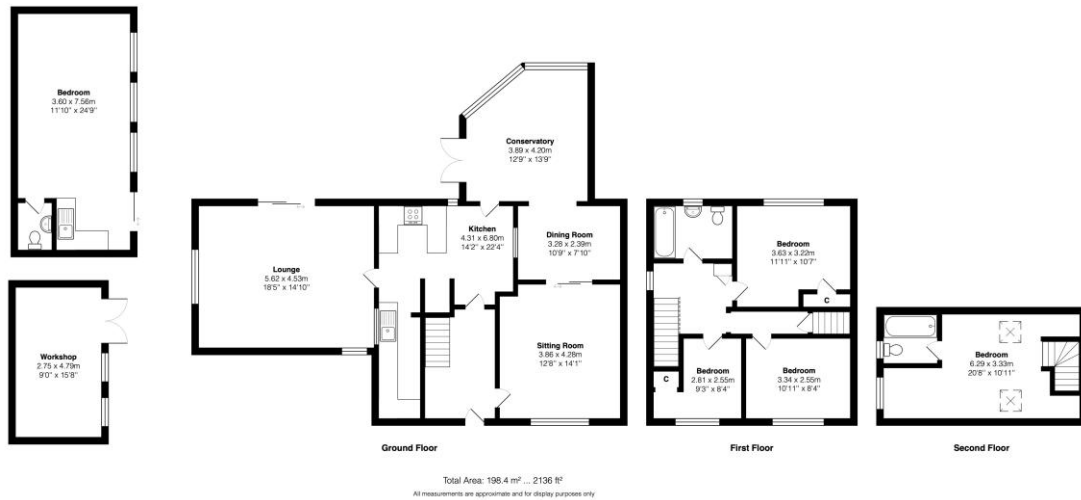
OUTBUILDING TWO 24'9" x 11'10" (7.54m x 3.6m)

Electric heating, power and light. Enclosed wash facilities plus kitchenette area

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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