



101 Reeve Road, Wibsey, Bradford, BD6 3QF

**** SUPERB PLOT POSITION ** VAST POTENTIAL FOR EXTENSION OPPORTUNITY ** WIBSEY VILLAGE LOCATION ****

Reconfigured END TOWN HOUSE which offers family accommodation throughout. The individually designed dining kitchen occupies the front of the property with a vast amount of wall and base units, worktops with sink and drainer, down lighting and integral appliances. Entrance hallway with guest cloakroom. 'L' shaped lounge with log burner stove and patio doors leading to rear complete the ground floor. THREE BEDROOMS and house bathroom to the first floor. Externally the large grounds have a southerly aspect with plenty of outbuildings plus parking for several cars. Situated within this sought after village of Wibsey, close to many local amenities, schools and Wibsey Park.

Asking Price £265,000

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ENTRANCE HALLWAY

With stairs leading to the first floor, Side door and gives separate access to the kitchen and lounge area.

DINING KITCHEN 11'7" x 10'1" (3.53m x 3.07m)

Pleasant dining kitchen with bay window. Plenty of wall and base units with down lights, worktops, sink and drainer. Boiling water tap, built in microwave, oven, warming draw and gas hob with extractor. Space for free standing appliances and plumbing for washer and dishwasher

LOUNGE 15'6" max x 12'1" (4.72m max x 3.68m)

'L' shape in design with log effect gas fire. Patio doors lead to the rear garden

CLOAKROOM

Off from the hallway

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 11'8" x 9'11" (3.56m x 3.02m)

Fitted wardrobes. Loft access with ladder and the loft is boarded

BEDROOM TWO 9'11" x 12' (3.02m x 3.66m)

Fitted wardrobes

BEDROOM THREE 7'7" x 5'2" (2.3m x 1.57m)

BATHROOM

Double ended Jacuzzi bath with shower over. Twin basin vanity style unit and w/c. Fully tiled with heated towel radiator.

OUTSIDE

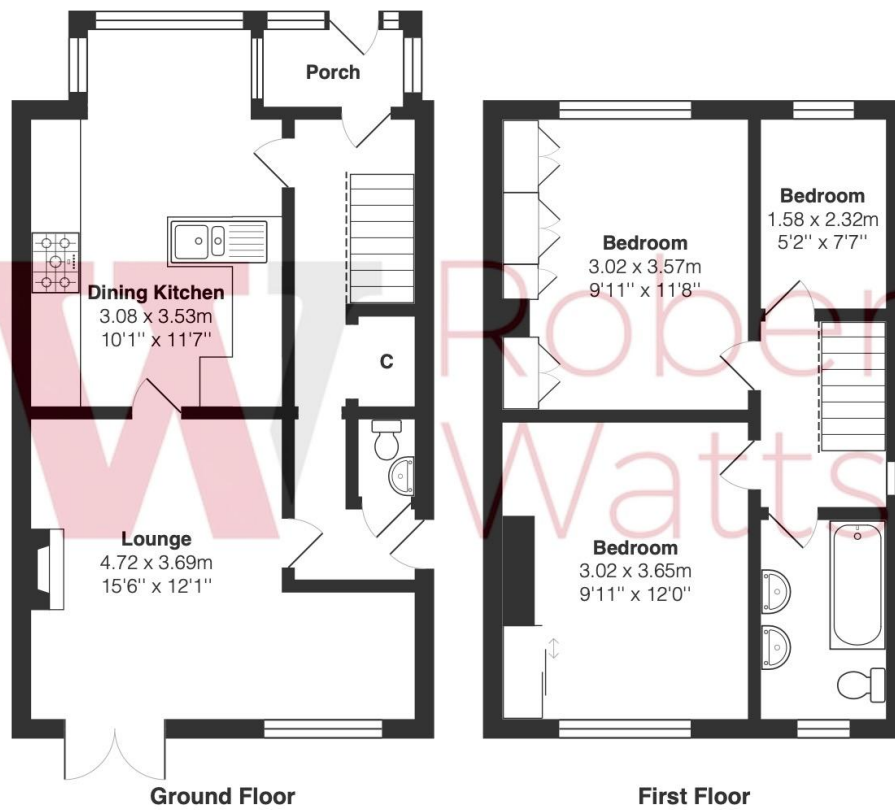
Gardens to the front with driveway allowing parking for several cars. Large gardens to the rear with a combination of lawn and Astro Turf. Covered seating area, two sheds, one utilised as a workshop and a garage with power. The plot offers a vast amount of scope for extension (subject to permissions)

BUYER DISCLAIMER

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. Please note this is not refundable

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: 73.8 m² ... 794 ft²
 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	61 D	
39-54	E		
21-38	F		
1-20	G		