Robert Watts

GETTING WEST YORKSHIRE MOVING



370 Beacon Road, Wibsey, Bradford, BD6 3DP

** SUPERB PLOT POSITION ** VAST AMOUNT OF SCOPE ** LARGE GARDENS TO THE REAR **

** LOFT SPACE **

Viewing is strongly advised for this lovely SEMI DETACHED BUNGALOW, sat on an enviable plot with gardens to three sides and detached garage with rear access. In a 'set back' position from Beacon Road, which is ideal for many of the village amenities, bus routes and commute. Briefly comprising: entrance seating porch, hallway with loft access, lounge, TWO BEDROOMS, MODERN SHOWER ROOM and dining kitchen. Benefitting further from GCH, DG and GARAGE, there is a large loft space which neighbouring properties have converted and with the ample grounds that are on offer, there is an opportunity for potential extensions (subject to permissions).

£220,000

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ENTRANCE PORCH AREA
Pleasant seating area overlooking the front gardens. Access to hallway

HALLWAY
With loft access via pull down ladder

LOUNGE 11'11" x 13'6" (3.63m x 4.11m)
Feature fireplace

DINING KITCHEN 10'5" max x 12'9" (3.18m max x 3.89m)
Selection of wall and base units, worktops, sink and drainer. Space for freestanding appliances and plumbing for washer

BEDROOM ONE 11'1" max x 9'7" (3.38m max x 2.92m)
Fitted wardrobes to both sides

BEDROOM TWO 10'8" x 9' (3.25m x 2.74m)

SHOWER ROOM
Modern shower room with large walk-in shower cubicle, sink and W.C

LOFT AREA
Large loft space

REAR PORCH
From the kitchen, stone built with store cupboard housing the boiler and provides access to the rear gardens

OUTSIDE
Sat on an enviable plot with mature gardens to three sides. Detached garage and drive are accessed from Hebb View

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. 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.









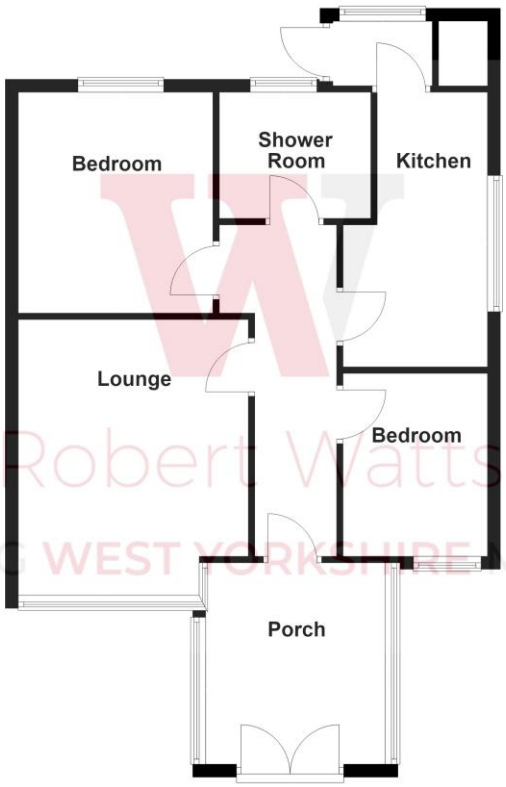




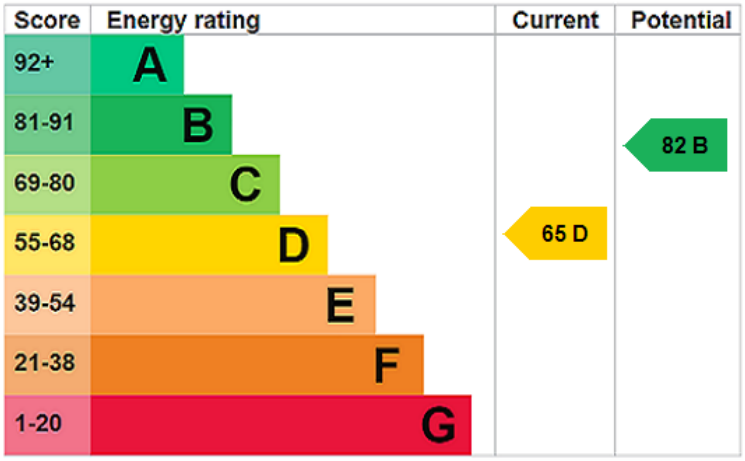




Ground Floor



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