



Beacon Road, Wibsey,

Offers In The Region Of £200,000

* EXTENDED SEMI DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * GCH & MOSTLY TRIPLE GLAZED WINDOWS *
MODERN KITCHEN & BATHROOM * GARDEN * DRIVE * CONVERTED GARAGE BAR *

Well presented two double bedroom extended semi detached bungalow. Situated on the outskirts of Wibsey, yet within easy reach of amenities, shops and bus routes.

The property would make an ideal purchase for a number of buyers with its spacious living accommodation.

Benefits from a modern fitted kitchen, house bathroom and media wall unit.

The accommodation briefly comprises kitchen, inner hall, lounge, conservatory, two bedrooms and a house bathroom.

To the outside there is a low maintenance garden to the rear with a driveway providing ample off street parking. A detached garage has been converted into a bar area.



Kitchen

11'5" x 7'7" (3.48m x 2.31m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, complementary work surfaces, tiled splashback, oven, hob, extractor hood, plumbing for auto washer.

Inner Hall

Lounge

14'10" x 11'9" (4.52m x 3.58m)

Modern media unit, electric wall mounted fire, radiator and patio door.

Conservatory

8'11" x 8'6" (2.72m x 2.59m)

With radiator, French doors to rear.

Bedroom One

16' x 11'11" (4.88m x 3.63m)

With two radiators and two double glazed windows.

Bedroom Two

11' x 8'9" (3.35m x 2.67m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, towel radiator, tiled walls and double glazed window.

Exterior

To the outside there is ample off-road parking in driveway, low maintenance garden and a converted garage - now used as a bar.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, go through the roundabout and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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