



## Enfield Parade, Wibsey, Offers In Excess Of £240,000

\* SEMI DETACHED \* THREE BEDROOMS \* CONSERVATORY \* WELL PRESENTED \*  
\* POPULAR LOCATION \* GARDEN \* DRIVE \* GARAGE \* CLOSE TO AMENITIES & SCHOOLS \*

This superb three bedroom semi detached property would make an ideal purchase for a young/growing family. Well presented throughout to offer 'ready to move into' accommodation and benefits from a 23ft lounge/diner, modern house bathroom and conservatory.

Situated on this popular location and within easy reach of amenities, shops and primary/secondary schools. Briefly comprising entrance hallway, lounge/diner, conservatory, kitchen, three first floor bedrooms and a house bathroom. To the outside there is a low maintenance artificial lawned and paved garden to the rear, together with a driveway leading to a single garage.





### Entrance Hall

With radiator.

### Kitchen

8'2" x 7'6" (2.49m x 2.29m)

Fitted kitchen having a range of white wall and base units incorporating sink unit, plumbing for auto washer, oven, hob, extractor fan, double glazed window and storage.

### Lounge/Diner

23'6" x 10'6" (7.16m x 3.20m)

With a feature wall and two radiators.

### Conservatory

11'1" x 9'2" (3.38m x 2.79m)

With French doors to rear.

### First Floor

With loft access and double glazed window.

### Bedroom Two

11' x 9'7" (3.35m x 2.92m )

With radiator and double glazed window.

### Bedroom Three

8'1" x 6'9" (2.46m x 2.06m)

With radiator and double glazed window.

### Bedroom One

13'4" x 10'8" (4.06m x 3.25m)

With radiator, double glazed window and bay window.

### Bathroom

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

### Exterior

To the outside there is a lawned garden to the rear, larger garden to the rear with artificial lawn and paved patio, together with a driveway leading to a single garage.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.5 miles, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, go through the roundabout, after 1 mile turn left onto Enfield Dr, right onto Enfield Parade and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

C



**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 <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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