

# MARSH & MARSH PROPERTIES

*4 Reevylands Drive, Wibsey, BD6 3QQ*

*£199,950*



If you are looking for the ideal property for a first time buyer, small family or professional couple, this could be the house for you. Situated in the Wibsey village, this three bedroomed, semi-detached, property has plenty on offer and certainly requires further investigation. The moment you arrive you notice the property offers plenty of privacy with its surrounding wooden fence, which borders the front lawned garden, creating a charming kerb appeal. To the rear of the property is a low-maintenance patio and artificial lawned area, all enclosed with wooden fence, creating an ideal family garden.

Internally the property has plenty on offer, being in a neutral and modern colour scheme throughout and upgraded with solid wooden doors creating a premium feel throughout. The ground floor living area offers the ideal communal space, with a light and bright living room and an open plan dining kitchen that also features a breakfast bar. The house also benefits from three bedrooms (all good size) and a house bathroom. Just step inside and you will immediately notice the fantastic features on offer.

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The property is positioned in a well-connected location, with quick access to the motorways; the M606 being just a short 10 minute drive away and the M62 providing excellent connections to the major cities of Leeds and Manchester. With easy access to local bus routes and Bradford city centre being a short commute, providing access to its shops, services and its two train stations with excellent local services to the surrounding areas in addition to the Grand Central train service.

Owing to the whole host of fantastic features on offer an appointment to view is essential.

From the front of the property a composite door opens into the

### HALLWAY

A welcome reception into the property that creates a charming first impression. The hallway features a vinyl floor, uPVC double glazed window to the front elevation, double radiator, central light fitting, cornice to ceiling, wall mounted coat hooks and an under stairs cupboard.

From the hallway a solid wooden door opens into the

### LIVING ROOM



On entering this well-presented living room you will immediately notice the large and arched uPVC double glazed bay window, to the front elevation, that bathes the whole room in natural light. An electric fireplace creates a charming central feature for the whole room, which acts as a focal point for the seating area that has space for a three piece suite. With a carpeted floor cornice to ceiling, central light fitting, single radiator and television access point.



From the hallway a solid wooden door opens into the

### DINING KITCHEN



A spacious and open dining kitchen that creates the ideal communal area. There are laminated work surfaces in a "U" shape to one side with a wall length of additional work surfaces, all with over and under counter cupboards and drawers, to the other side of the room. One set of work surfaces creates a breakfast bar area, whilst also leaving ample space for a family dining table. With an integrated hob, stainless steel extractor hood, single radiator, plumbing for a washing machine, splashback tiling, vinyl floor, uPVC double glazed window to the rear elevation,



composite door to the side elevation, uPVC double glazed French doors that open out into the garden, plumbing for a washing machine, integrated microwave, two central light fittings, space for a fridge/freezer, porcelain inset sink and stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

### LANDING

With a carpeted floor, loft access hatch, central light fitting and uPVC double glazed window to the side elevation.

From the landing solid wooden doors open into

### BEDROOM 1



A good sized master bedroom that offers plenty of space for a king sized bed along with additional bedroom furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.



## BEDROOM 2



Another generous bedroom, again offering plenty of space for a king sized bed along with additional bedroom furniture. With a carpeted floor, cornice to ceiling, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

## BEDROOM 3

A generous and spacious third bedroom that will be ideal for a guest bedroom, work from home office or child's bedroom. With a carpeted floor, central light fitting, single radiator, fitted cupboard and a uPVC double glazed window to the front elevation.



## BATHROOM



A charming and well laid out house bathroom that makes excellent use of the space on offer. With a



panel bath, pedestal washbasin, close coupled toilet, airing cupboard, uPVC double glazed window to the rear elevation, central light fittings, extractor fan, vinyl floors and tiled walls.

## GARDENS



To the front of the property is a lawned garden, bordered by a wooden fence creating a charming frontage to the property, enhancing its kerb appeal and privacy for the property.



To the rear is a low-maintenance patio garden and artificial lawn, creating an ideal place to sit out and relax. To the rear of the garden is a shed

offering additional storage and the enclosed nature of the garden is ideal for children and pets.



## PARKING



To the front of the property there is ample on street parking.

There is potential to possibly turn the front garden into private parking should you wish.

#### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

#### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

#### **DIRECTIONS**

What3words: [///human.long.kicked](#)

Google plus code: Q678+CV6 Bradford

For sat nav users the postcode is: BD6 3QQ

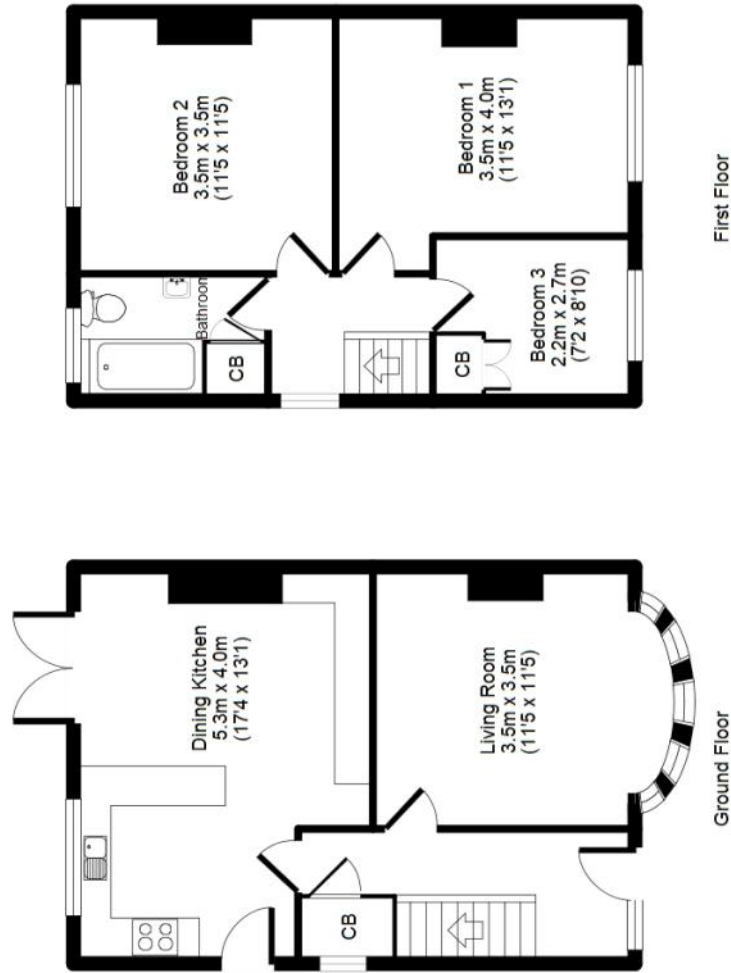
#### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 80 sq. m / 862 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part of any contract or warranty.

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