

MARSH & MARSH PROPERTIES

18 Victoria Road, Wibsey, BD6 3QB

£325,000



If you are looking for that “wow” factor, then this will be the property for you. Having been lovingly maintained and presented in a modern style and décor, with a classic chic design, offering an elegant living accommodation. From the moment you arrive you will be impressed with the large corner plot offering surrounding spacious gardens to the front, side and rear that also benefits from a south-west facing rear garden offering privacy and creating the ideal space to sit out and relax. To the front of the property is a flagged driveway offering space for two cars.

The real pièce de résistance of this property is the surrounding land and footprint of the property, an ideal plot with space (planning required) for extension to the current building to create a larger property, offering a fantastic opportunity for anyone who can see this potential. With space to the side and rear there are huge possibilities, in addition to the ability to go up and turn the bungalow into a larger home.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Internally the property continues with its impressive nature, being warm and welcoming from the moment you step inside. Its neutral colours and ample natural light create something special, that can only be truly appreciated in person, allowing the opportunity to move in with little work required. With its spacious entrance hallway, large and open living room, separate dining room with adjoining kitchen, two double bedrooms and beautifully presented house bathroom. Just step inside and you will certainly be impressed.

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 fantastic features on offer, including its external potential, well connected location and immaculate internal condition, an appointment to view is essential in order to fully appreciate this home.

From the front of the property a high quality composite door, set into a front storm porch, opens into the

HALLWAY



First impressions are always the most important and this hallway certainly offers just that. This open and spacious hallway is presented with a neutral décor and is well illuminated via a central

chandelier style light fitting in addition to the frosted uPVC double glazed windows either side of the door. With a matted entrance section, wood laminate flooring, cupboard storage space and double radiator.



From the hallway wooden doors open into the

LIVING ROOM



A large and spacious room that offers more than ample space for a three piece suite. The dual aspect nature bathes this room in natural light owing to the large uPVC double glazed bay window to the front elevation and two uPVC double glazed windows to the side elevation. A gas fire, on a stepped limestone hearth and with

limestone mantelpiece, creates the ideal central focal point feature for the whole room. With a carpeted floor, central light fitting, double radiator and television access point.



DINING ROOM



An excellent addition to this property, the dining room offers an ideal place for family meals or social gatherings in a warm and welcoming setting. The uPVC double glazed French doors, along with the uPVC double glazed windows, provide not only natural light but access to the gardens to the rear of the property. The room provides plenty of space for a family dining table along with additional furniture. With a wood laminate floor, corner cupboard central light fitting and two double radiators.

From the dining room a part glazed wooden door opens into the

KITCHEN



A well-presented and neat kitchen that offers plenty of work space owing to a “U” shaped set of laminated work surfaces, all with over or under counter cupboards and drawers. With an integrated five ring gas hob, integrated oven, stainless steel extractor hood, plumbing for a washing machine, splashback tiling, porcelain tile flooring, ceiling spotlights, space for a fridge/freezer, uPVC double glazed window to the front elevation and a stainless steel sink with stainless steel mixer tap.



From the hallway a part glazed wooden door opens into

BEDROOM 1



A large master bedroom that offers plenty of space for a king sized bed along with additional bedroom furniture. Again, a light and bright space, owing to its dual aspect nature, with a large bay uPVC double glazed window to the front elevation and uPVC double glazed window to the side elevation. With a carpeted floor, central light fitting and two double radiators.

BEDROOM 2



Another spacious bedroom, again offering space for a king-sized bed along with additional bedroom furniture. This room is also dual aspect with uPVC double glazed windows to the side and rear elevations, overlooking the south-west facing rear gardens. With a carpeted floor, central light fitting and double radiator.

BATHROOM

A beautifully presented, light and bright house bathroom that makes excellent use of the space on offer to create a highly functional room. With a P shaped bath, over bath Grohe shower, wall mounted washbasin, close coupled toilet, tiled flooring, tiled walls, two frosted uPVC double glazed windows to the rear elevation, ceiling inset spotlights and a stainless steel towel radiator.



large amount of potential to develop - planning required - to create a large family home on this spacious corner plot. To the front of the property are three pebbled gardens that not only enhance the kerb appeal of the property but also increase privacy. The front gardens are walled and fenced with a gated access for the driveway and front pathways.

GARDENS



The surrounding gardens, as mentioned before, are a fantastic addition to the property offering a

To the rear of the property are the well-presented, south-west facing, rear gardens 13 x 16m (42'6 x 52'5). Featuring lawned areas, two patio sections and a rear garden garage offering storage space; this garden creates the ideal place to sit out and relax, have a barbeque or for children and pets to play in a secure environment.

The garden is bordered by wooden fence and stone walls with an assortment of shrubs, trees and flowerbeds to create a charming backdrop, teeming with garden life.



PARKING

To the front of the property is a gated, flagged driveway offering parking space for two cars.

There is on-street parking for up to seven cars.

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.

NB: The vendors want to sell their property before finding their next property and require that they are granted the time to look. This must be taken into account for any sales progressions of lower chains.

TO VIEW

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

DIRECTIONS

From Odsal roundabout head towards Wyke on Halifax Road and after 0.4 miles turn right onto St Paul's Avenue. Continue on and at the roundabout take the 1st exit onto Reevy road and then after 0.1 miles turn right onto Victoria Road. The property will be on the left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

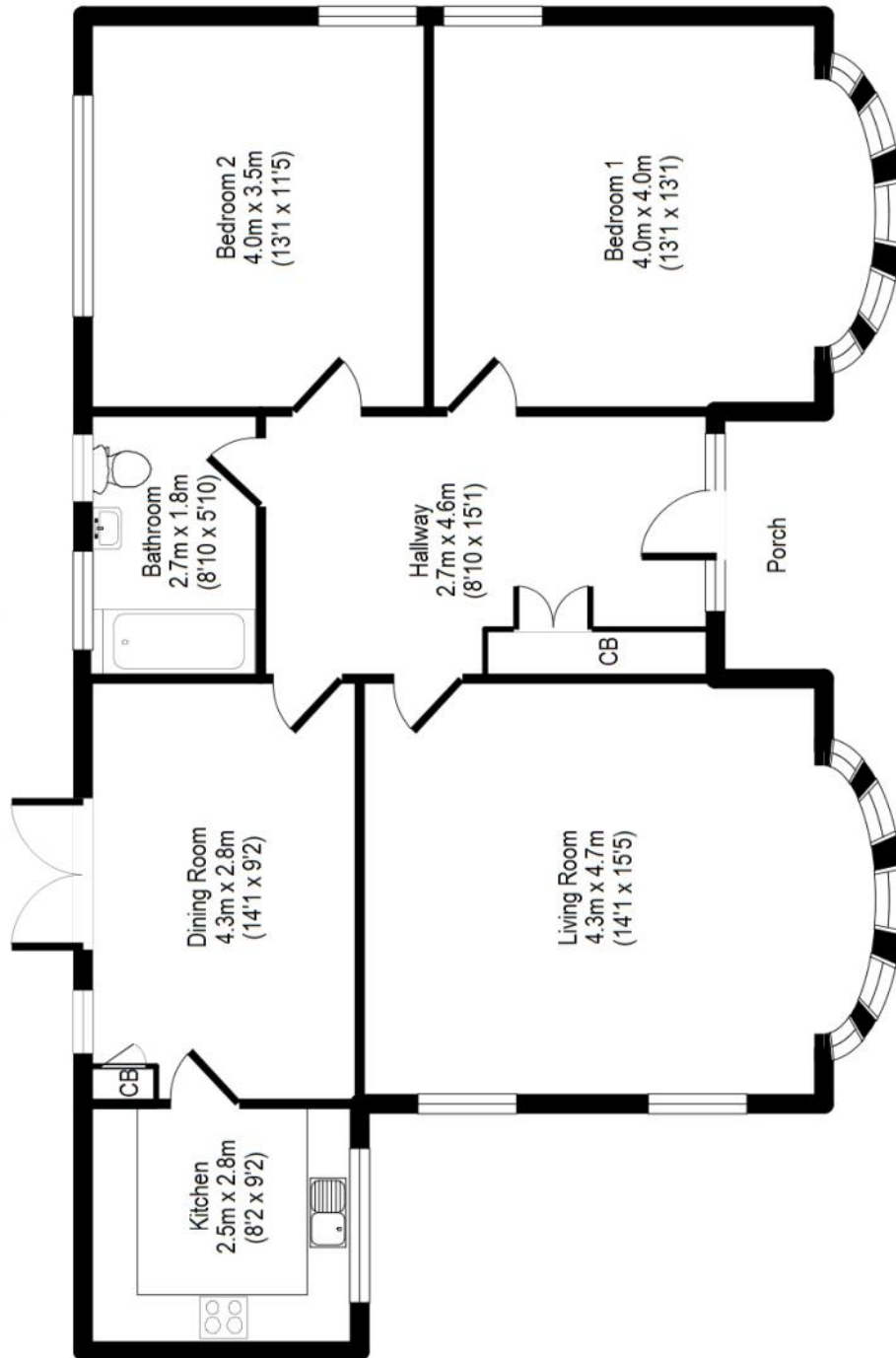
For sat nav users the postcode is: BD6 3QB

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

18 Victoria Road, Bradford, BD6 3QB



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 any contract or warranty

(c) Marsh and Marsh Properties

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk