



394 & 394a Beacon Road, Wibsey, Bradford, BD6 3DJ
£330,000

Offered as one, a rare opportunity to own 394 & 394a Beacon Road. Currently utilised as a multi-generational and self contained dual family setup, the properties could also be reconfigured to create one vast home. Located in a popular residential area, benefits include ample off road parking, garage, large gardens and stunning views to both front and rear.

Currently owned and occupied by members of the same family, these two properties are being sold together and would be of particular interest to a larger family with a desire to be close to relatives or someone looking for a large home with numerous bedrooms and reception rooms. The properties cover a generous 1897sq ft internally and have ample off road parking to the front on a block paved drive way and pleasant enclosed garden to the rear. Sat in an elevated position to properties enjoy far reaching views to both the front and rear. Internal viewing is essential to appreciate the size, scale and potential of what is on offer.

394 BEACON ROAD

COUNCIL TAX BAND - C

EPC RATING - C

394 is a three bedroom mid terrace. The property is accessed through an entrance porch which has space and plumbing for a washing machine making it a versatile utility space. The hallway has stairs to the first floor and laminate flooring continues through to the kitchen which itself is open to a dining area. The kitchen has a range of fitted wall and base units with an integrated double oven and 5 ring gas hob. There is ample space for a large dining table and the room continues to a lounge with a bay window and feature fire place. To the rear of the property there is a pleasant conservatory which provides access to the garden. To the first floor there are two double bedrooms with fitted mirrored wardrobes and both enjoying fantastic far reaching views. There is a modern bathroom fitted with a walk in shower area, hand wash basin and W.c. The traditional third bedroom now has a staircase fitted which leads to the second floor and is currently utilised as an office space. To the second floor, a third double bedroom with two Velux windows. The property benefits from gas central heating and double glazing.

394A BEACON ROAD

COUNCIL TAX BAND - A


EPC RATING - C

Positioned to the end of the terrace, 394a is an addition to the side of the original property and is currently used as a large one bedroom, self contained dwelling. Accessed by a door to the front which leads to an open plan entrance/kitchen diner and has space for a dining table along with a range of fitted wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a dishwasher, fridge freezer, washing machine and an electric oven and hob over. There is a cloakroom with a low flush W.c and hand wash basin with fitted cupboard providing a useful storage area. To the rear of the property a well appointed lounge which has a double glazed window, French Doors and an electric fire with decorative surround. Stairs from the open plan entrance lead to the first floor where there is a large landing area which could be converted to a further bedroom and is currently used as a sitting room/office space. There are fantastic views to the front. A stylish bathroom is positioned to the side of the property which has a fitted three piece suite in white comprising of a sink set in a vanity unit, W.c and P-shaped, jacuzzi bath with shower and screen over. To the rear, a large double bedroom with stunning views and fitted

wardrobes. There is a good size loft which can be accessed by a pull down ladder. 394a is fully double glazed and has gas central heating.

EXTERNAL

To the front of the properties there is a well manicured lawn and an array of mature plants and shrubs along with a block paved drive way providing off road parking for numerous vehicles. To the side there is a useful storage area which leads to a detached garage. To the rear of the properties there is an enclosed garden with an outlook on to trees and views further afield. There are a number of vantage points to enjoy the garden from patio and decked areas.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 