



Wibsey Bank, BRADFORD BD6 1AR

welcome to

Wibsey Bank, BRADFORD

Step into this beautifully presented five-bedroom property, offering generous living space and modern comforts throughout. The master bedroom features a ensuite, while a separate shower room provides added convenience for family and guests.



Entrance Hall Lounge

16' 3" x 15' 2" (4.95m x 4.62m)

With window to the side, door and window to rear.

Kitchen/ Diner

11' 5" x 14' 5" (3.48m x 4.39m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, oven with gas hob, windows to the front and side. Open space providing room for a dining table.

Downstairs W/C

With w/c and wash hand basin.

Bedroom One

13' 1" x 12' 1" (3.99m x 3.68m)

With window to the front.

Ensuite

Comprises of shower cubicle, wash hand basin and w/c.

Bedroom Two

12' 6" x 7' 3" (3.81m x 2.21m)

With window to the rear.

Bedroom Three

7' 7" x 9' 4" (2.31m x 2.84m)

With window to the rear.

Bedroom Four

11' 4" x 7' 9" (3.45m x 2.36m)

With window to the rear.

Bedroom Five

14' 6" x 11' 1" (4.42m x 3.38m)

With window to the rear.

Shower Room

Three piece suite comprises of shower cubicle, wash hand basin and w/c.

Outside

With garden space to the side and rear.



view this property online williamhbrown.co.uk/Property/BDF116343



welcome to

Wibsey Bank, BRADFORD

- Five bedroom
- End terrace property
- Off street parking
- Ensuite and shower room
- Offers over £260,000

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over
£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116343



Property Ref:
BDF116343 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk