



## Harbour Road, Wibsey

£380,000

\* DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* CONSERVATORY \*

\* LARGE GARDENS \* AMPLE PARKING \* GARAGE \* SCOPE TO EXTEND (STPP) \*

Set on a generous plot, this detached four bedroom family home offers superb potential and versatile living throughout.

The property features two spacious reception rooms, a bright conservatory and excellent scope to extend or reconfigure (subject to the relevant planning permissions), making it an ideal opportunity for buyers looking to create their perfect home.

While the property would benefit from updating, it provides a solid foundation with well-proportioned rooms and a layout suited to modern family life.

Externally, the home boasts large gardens, a double driveway providing ample off-street parking, and a detached garage, adding further practicality and appeal.

A fantastic prospect for families, renovators, or anyone seeking a home with space and potential in equal measure.





### Entrance Hall

With radiator.

### Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

### Cellar

Useful storage.

### Lounge

22'1" x 12'3" (6.73m x 3.73m)

With electric fire in fireplace surround, radiator, double glazed window and French doors.

### Conservatory

12' x 9'2" (3.66m x 2.79m)

With radiator, French doors to rear garden.

### Dining Room

11'1" x 11' (3.38m x 3.35m)

With radiator, double glazed window.

### Kitchen

9'8" x 9'3" (2.95m x 2.82m)

With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, cooker, plumbing for dishwasher, double glazed window, upvc door.

### Bedroom Four

9'4" x 6'9" (2.84m x 2.06m)

With radiator and double glazed window.

### First Floor

With radiator.

### Bedroom One

15'1" x 16'1" (4.60m x 4.90m)

With radiator, double glazed window, built in wardrobe and storage.

### Bedroom Two

12' x 12'4" (3.66m x 3.76m)

With built in wardrobe, radiator and double glazed window.





### Bedroom Three

10'7" x 7' (3.23m x 2.13m)

With radiator and double glazed window.

### Shower Room

Three piece shower room comprising shower cubicle, low suite wc, vanity sink unit, radiator and double glazed window.

### Exterior

To the outside there is a mature garden to the front, side and rear with lawns, borders and shrubs. A double driveway provides off-road parking, together with a detached garage.

### Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 1.5 miles, turn right onto Cooper Ln, left onto Beacon Rd, go through the roundabout, right onto Reeve Ave, go through the roundabout, at the next roundabout turn left onto Reeve Rd, right onto Wibsey Park Ave, left onto Harbour Rd and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

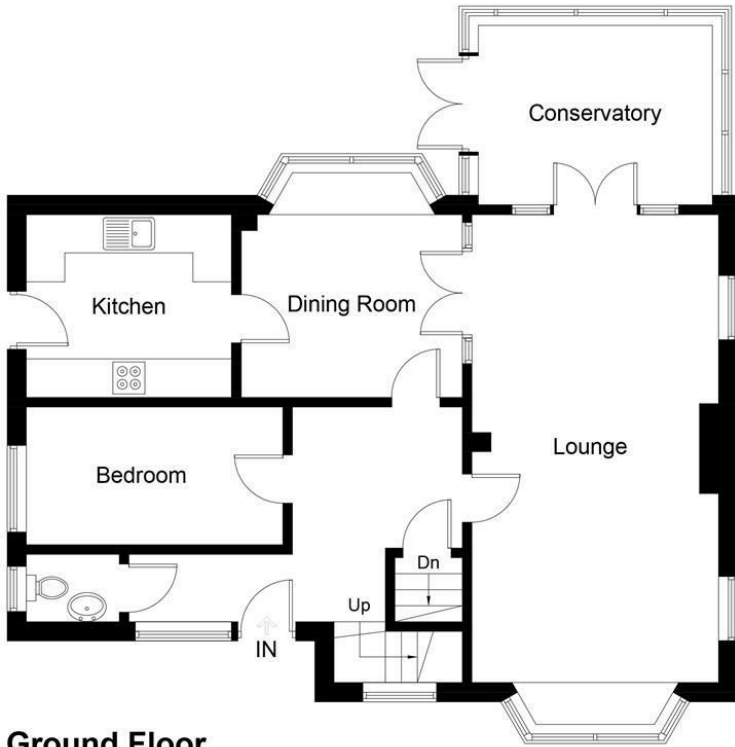
### Council Tax Band

D / Bradford

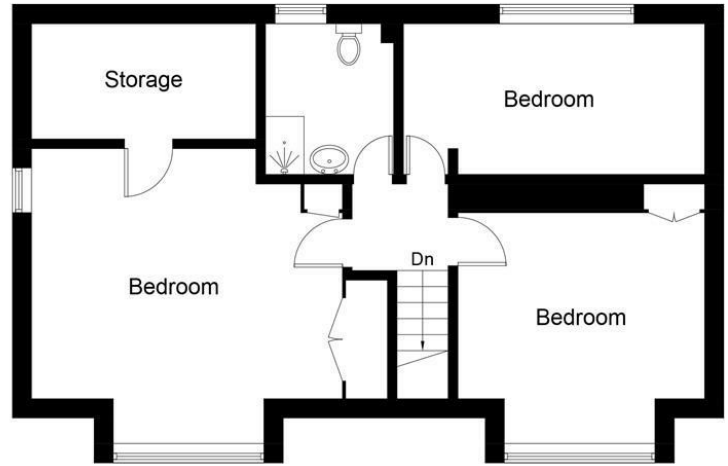


# Harbour Road, BD6

Approximate Gross Internal Area = 150.2 sq m / 1617 sq ft

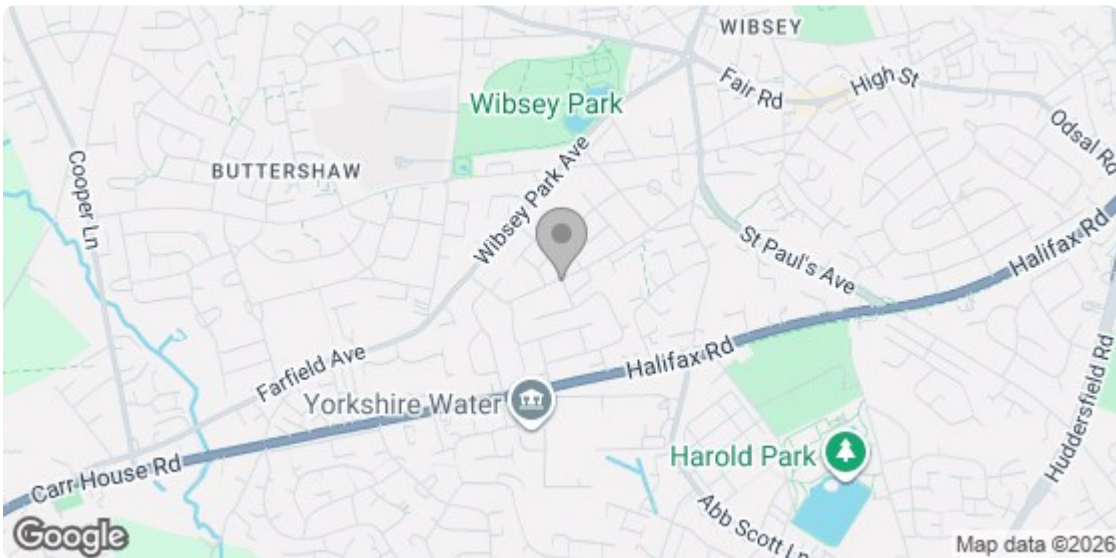


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301520)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	74
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		

**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.

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