Hamilton Bower
ESTATE AGENT









36 Reevy Avenue, Wibsey, Bradford, West Yorkshire, BD6 3EQ
Asking Price £270,000

HAMILTON BOWER are pleased to offer FOR SALE this recently improved and well-presented EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME with off-street parking and external office/outhouse located in the sought after residential area of Wibsey, Bradford - BD6.

With its open-plan ground floor, contemporary kitchen with bi-folding doors, an external office and kitchen, and off-street parking with garage for multiple cars, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance hall, living room, kitchen/breakfast room, dining room, ground floor bathroom, two double bedrooms and a third single.

Externally the property has a large driveway with fitted EV charger to the front, a side garage with shutter doors to the front and rear, patio with outdoor kitchen and hot tub to the rear, and finally a large enclosed garden complete with an external office/outbuilding with power & internet supply - ideal for those working remotely.

GROUND FLOOR

Kitchen/Breakfast Room



The hub of this family home, sitting in the ground floor extension to the rear of the property.
Extended kitchen/breakfast room with full-length bi-folding doors and korniche glass roof allowing for an abundance of natural light.
The kitchen has natural slate flooring, a central island and contemporary units with contrasting worktops and splashbacks.
Appliances include - Integrated fridge/freezer, dishwasher, washer and dryer, hob with oven/grill, wine cooler and sink with drainer.
With a free-standing wood-burning fireplace seen to the side of the bi-folding doors.

Living Room



Open-plan living room leading through to the kitchen/breakfast room with laminate flooring throughout.
With a recently added full-length media wall with lighting and shelving, and ample space to accommodate a large suite as seen.

Dining Room



Dining room with open entrance leading off the living room with a view to the side of the property.
With inset shelving offering ideal use as a bar, laminate flooring and space for a family dining table.

Bathroom



House bathroom with tiled walls/flooring and matching three-piece suite - walk-in shower with black fittings and rain shower, grey wc with vanity mirror and sink unit, chrome towel rail.

Entrance Hall



Entrance hall with laminate flooring and new under-stairs storage cupboard.

FIRST FLOOR

Master Bedroom



Well-presented master bedroom with a view to the front and space for a super-king, side tables and wardrobes/dressing furniture.

Bedroom



Second double bedroom, overlooking the rear of the property with space for a double bed and dressing furniture.

Bedroom



Third bedroom, a single which offers ideal use as a childs room or study if preferable.

EXTERNAL



The property benefits from a CCTV system consisting of four cameras and covering the majority of the plot.

Patio





Well-presented garden/patio to the rear of the property with access from the kitchen bi-folding doors.
With a central pebbled and astroturf area currently accommodating a hot tub and seating area.
There is also a flagged patio area to the side of the property, offering further seating potential as seen, and rear access to the newly added garage.

Outdoor Kitchen



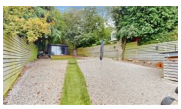
Recently added outdoor kitchen to the rear, leading on the from the patio.
Sat within an enclosed pergola, with lighting and power supply, offering shelving and storage.

Garden









Sizeable garden to the rear of the property with central astroturf lawn, surrounding shrubs and enclosed fencing.
The garden has a wood-store to the rear of the outbuilding, and also wooden steps leading up it it.

Office/Outbuilding



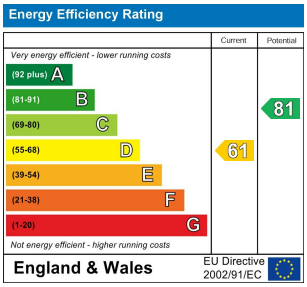


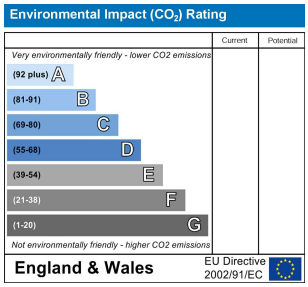
Composite-clad external outbuilding to the top of the garden, fitted with bi-folding doors, power and hardwired wi-fi supply, overhead spotlights and laminate flooring.
The outbuilding has a fitted fridge and freezer and also electric heating which is wireless and app controlled.
Offering an ideal space for an external office for those working remotely, but with potential for a garden room/home gym if preferable.

Driveway/Garage



Large driveway to front of the property which can accommodate a minimum of four cars.
The driveway has an EV charger fitted to the side, and also a newly added garage with electric roller doors.


Energy Efficiency Rating
Current
Potential
Very 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
61
81
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC