Hamilton Bower
ESTATE AGENT









1 St. Pauls Grove, Wibsey, Bradford, BD6 1SU
£350,000

Offered with NO ONWARD CHAIN is this splendid and imposing FOUR BEDROOM DETACHED family home. In need of some modernisation, the property offers a unique opportunity to create the most fantastic residence. With ample off road parking, double garage, gardens to front and rear and spacious room sizes, viewing is essential to appreciate all that is on offer.

COUNCIL TAX BAND - E

EPC RATING - E

Located within close proximity to two well regarded primary schools and the excellent road and motorway links connecting the surrounding towns and cities, this four bedroom detached property is ideally positioned on a lovely cul-de-sac and would be the ideal buy for the growing family. Sat on a good size plot, the property enjoys a pleasant outlook to the front and lovely open aspect to the rear. A large block paved drive leads to two garages allowing for ample off road parking. The property itself does require some updating, however room sizes are spacious and offer the potential to reconfigure or extend (subject to necessary consents) to create a wonderful family home.

GROUND FLOOR

ENTRANCE HALL
Entrance hallway with two central heating radiators and a storage cupboard.

LOUNGE
The main reception room has three double glazed windows and two central heating radiators.

KITCHEN
Fitted wall and base units with work surface over incorporating a stainless steel sink and mixer tap. Gas point for cooker. Double glazed window.

UTILITY ROOM
The utility room accommodates the combi boiler and has a double glazed window, central heating radiator and door to the rear elevation.

DINING ROOM
A second reception room with a central heating radiator and glazed door opening to the conservatory.

CONSERVATORY
Double glazed conservatory with pleasant views over the garden and open aspect beyond.

WC
Located on the ground floor and fitted with a low flush WC and hand wash basin.

INTEGRAL GARAGE
Accessed from the hallway, an integral garage with up and over door to the front.

FIRST FLOOR

LANDING
Loft access.

BEDROOM
Double bedroom, to the front elevation with a double glazed window and central heating radiator.

BEDROOM
Double bedroom, to the front elevation with two double glazed windows and central heating radiator.

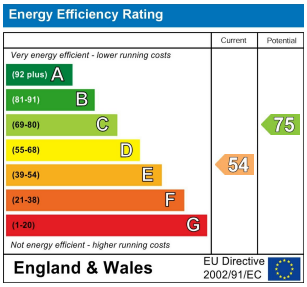
BEDROOM
Another double bedroom, this one to the rear with pleasant , far reaching views. Central heating radiator and a double glazed window.

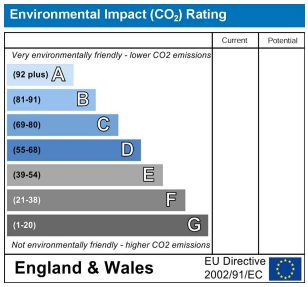
BEDROOM
Fourth bedroom to the front elevation with a central heating radiator and double glazed window.

BATHROOM
Fitted with a bath and sink unit. Double glazed window and central heating radiator.

WC
Low flush WC and a double glazed window.

EXTERNAL
To the front of the property there is a large area of block paving which leads to the garages and provides ample off road parking and is surrounded by lawns and an array of established plants, shrubs and trees. To the side and area of paving and to the rear another mature garden with lawns and patio which are well positioned to enjoy the open views..


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
54
75
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
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