Sugdens
Sales & Lettings

Northfield Grove, Wibsey,

£225,000

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * POPULAR LOCATION *
* CLOSE TO AMENITIES * GARDENS * DRIVE * GARAGE *

Located on the outskirts of Wibsey Village is this three bedroom semi detached.
The property would appeal to a number of buyers and benefits from two reception rooms, garage and a garden to the rear.
Within walking distance of amenities, shops and local schools.
The accommodation briefly comprises entrance hallway lounge, dining room, kitchen and rear porch. There are three first floor bedrooms and a house bathroom.
To the outside there are well stocked gardens, together with a driveway leading to a single garage.

Entrance Hall
With radiator and understairs storage.

Lounge
15'9" x 11'1" (4.80m x 3.38m)
With radiator and double glazed window.

Dining Room
10'5" x 9'2" (3.18m x 2.79m)
With radiator, French doors leading to rear garden.

Kitchen
11'1" x 7'4" (3.38m x 2.24m)
Fitted kitchen having a range of wall and base units incorporating sink unit, tiled splashback, oven, hob, extractor, plumbing for auto washer, radiator and double glazed window.

Rear Porch
With tiled floor and double glazed window.

First Floor
With radiator, useful storage cupboard and double glazed window.

Bedroom Two
10'9" x 9'1" (3.28m x 2.77m)
With built in wardrobe, radiator and double glazed window.

Bedroom One
10'8" x 13' max (3.25m x 3.96m max)
With built in wardrobe, radiator and double glazed window.

Bedroom Three
6'6" x 7'7" (1.98m x 2.31m)
With radiator, double glazed window.

Bathroom
Three piece suite comprising corner bath with thermostatic shower over, low suite wc, wash basin, radiator and double glazed window.

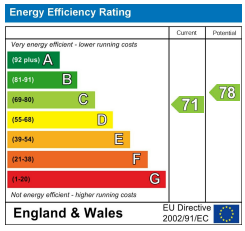
Exterior
To the outside there is a lawned garden with borders to the front, driveway leading to single garage, together with a well stocked garden to the rear with lawn, patio and borders.

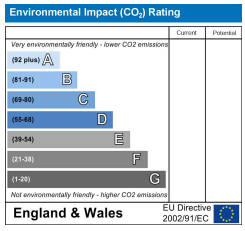
Directions
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 1.5 miles, turn right onto Cooper Ln, left onto Beacon Rd, at the roundabout take the 1st exit onto St. Enoch's Rd, turn right onto Oakdale Ave, continue onto Northfield Rd, turn left onto Northfield Grove and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
C

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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