



**Wibsey Park Avenue, Bradford, BD6 3QU**  
**Offers in the region of £240,000**

**E&H** Holmes  
ESTATE AGENTS



Rarely does a property of this size and quality of finish come to market on this popular avenue in Wibsey. Having been extensively extended and upgraded by the current owners to create a high specification three/four bedroom family home. The ground floor offers versatile living accommodation with the dining kitchen open plan to the sun room, a separate lounge and then a further reception room/bedroom four with lantern roof which is currently used as a dance studio. To the first floor are two bedrooms and the house bathroom with the second floor creating a master bedroom with en-suite. There is a gated driveway to the front for three cars and an well proportioned enclosed garden to the rear with composite decking, lawn and patio areas.



### Entrance Hall

Understairs cupboard. Radiator. Karndean flooring. UPVC double glazed door to front elevation.

### Lounge 13'8" into bay window x 11'1" (4.173 into bay window x 3.390)

Radiator. UPVC double glazed bay window to front elevation.

### Dining Kitchen 15'10" to units x 12'1" (4.835 to units x 3.689)

Modern fitted kitchen with a range of wall and base units. Stainless steel one and half bowl sink. Smeg eye level electric oven and integrated microwave. Gas hob. Integrated washing machine, fridge and freezer. Radiator. UPVC double glazed window to side elevation.

### Sun Room 17'6" x 9'6" (5.356 x 2.903)

Open plan to dining kitchen. Underfloor heating. UPVC double glazed French doors to rear elevation.

### Cloakroom

Double glazed window to the rear. Wash hand basin. W/C. Access to bed four.

### Reception Room/ Bedroom Four 18'9" max x 7'4" max (5.737 max x 2.245 max )

A versatile room with its own access which is currently used as a dance studio. Radiator. UPVC double glazed bay window to front elevation. Lantern window. UPVC double glazed door to rear.

### Landing

Stairs from entrance hall. UPVC double glazed window to side elevation.

### Bedroom Two 11'7" x 10'7" (3.552 x 3.226)

Radiator. UPVC double glazed window to front elevation.

Walk in wardrobe with UPVC double glazed window to front elevation and sensor lighting.

### House Bathroom

A stylish three piece bathroom suite comprising bath with shower over, wash hand basin and low flush WC. Fully

tilled. Designer radiator. UPVC double glazed window to side elevation.

### Master Bedroom 17'11" x 10'7" (5.472 x 3.231)

Built in wardrobes. Undereaves storage. Radiator. Velux window. UPVC double glazed window to rear elevation.

### En-Suite

Modern three piece suite comprising shower cubicle, wash hand basin and WC. Chrome towel radiator. UPVC double glazed window to rear elevation.

### Driveway

There is a gated driveway offering parking for three cars.

### Front Garden

Shingle garden with mature tree and shrubs.

### Rear Garden

Enclosed lawn garden with composite decking and a covered pergola with patio. Garden shed. Power and lighting.

### Disclaimer

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