

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



7 Beechwood Drive, Wibsey, Bradford, BD6 3AG

**** OF INTEREST TO FAMILY BUYERS ** REALISTICALLY PRICED **** Mature STONE BUILT END TOWN HOUSE offering good family size accommodation throughout. Currently providing THREE BEDROOMS TWO RECEPTION rooms being further enhanced with an additional ATTIC ROOM, LARGE BASEMENT, parking and gardens. In need of some 'TLC' we strongly urge EARLY ARRANGEMENT of viewing to appreciate what you can get for your money! Forming part of this ever popular locality in Wibsey Village. Close to local amenities including school, shops and offers access to the the Motorway Network M606.

£110,000

Wibsey Office: 140 High Street, Wibsey, Bradford BD6 1JZ

T: 01274 601 119 E: wibsey@robertwatts.co.uk

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ENTRANCE HALLWAY

With access to cellar

LOUNGE 11'10" x 16'8" (max into bay) (3.61m x 5.08m (max into bay))

DINING ROOM 12;11" x 10'2" (plus alcoves) (3.66m;3.35m x 3.10m (plus alcoves))

KITCHEN 9'4" x 5'10" (2.84m x 1.78m)

Fitted kitchen including a range of wall and base units, worktops, sink unit.

BEDROOM 1 10'2" x 8'11" (max) (3.10m x 2.72m (max))

Under stairs store closet

BEDROOM 2 12'10" x 10'3" (3.91m x 3.12m)

Louvre door wardrobes to alcoves

BEDROOM 3 9'1" (max) x 7'11" (2.77m (max) x 2.41m)

BATHROOM

Three piece coloured suite

OUTSIDE

Gardens to front and rear with off road parking to the front.

ATTIC 13'0"(max) x 18'2" (max) (3.96m(max) x 5.54m (max))

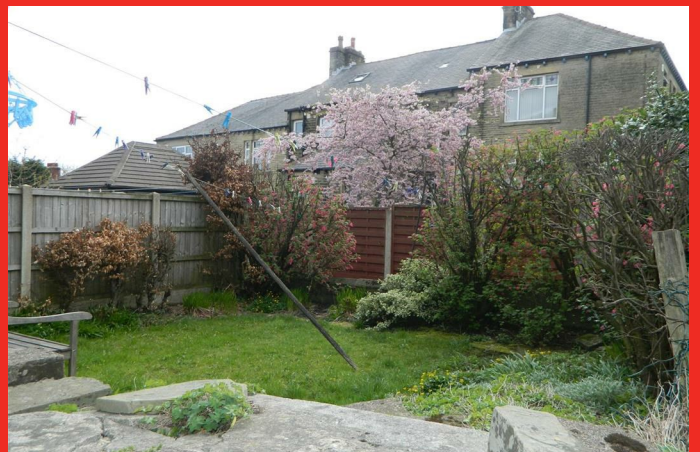
Access via fixed stair case - fully boarded and decorated with power, light, central heating radiator and two velux windows.

DIRECTIONS

From our Wibsey office proceed up High Street and onto Fair Road, at the main roundabout turn right onto St. Enoch's Road, continue straight across at the mini roundabout and after a short distance turn left onto Beechwood Avenue and left again onto Beechwood Drive.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	38	69

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>	30	60

England & Wales

EU Directive
2002/91/EC

