

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



422 Beacon Road, Wibsey, Bradford, BD6 3DJ

**** OFFERED WITH NO CHAIN **** Set back from the road is this ATTRACTIVE DETACHED BUNGALOW that simply must be viewed to fully appreciate. Situated on an enviable plot size and currently offering TWO DOUBLE BEDROOMS yet having vast scope to create additional living space (subject to relevant permissions) The property is in need of some cosmetic updating and improvements throughout but still benefiting from GCH, DG, ample gardens to front and rear and INTEGRAL GARAGE. Conveniently placed for many of the local amenities, public transport links and commute to Bradford/Halifax we feel this is PRICED ACCORDINGLY to attract an early sale to all variety of buyers and STRONGLY recommend a detailed inspection.

Offers in the region of £135,000

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

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

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ENTRANCE HALLWAY

LOUNGE 12'3" x 13'6" (3.73m x 4.11m)

Bay window to front elevation and feature wall mounted fireplace housing gas fire

BREAKFAST KITCHEN 10'0" x 8'5" (3.05m x 2.57m)

Having a selection of wall and base units, worktops with stainless steel sink unit. Double oven, hob and extractor. Plumed for automatic washer and space for dryer.

BEDROOM ONE 15'4" x 8'0" (4.67m x 2.44m)

BEDROOM TWO 12'2" x 7'10 (3.71m x 2.39m)

SHOWER ROOM

Good size shower room with white suite comprising of shower cubicle, w.c and sink

GARAGE 16' x 8'10" (4.88m x 2.69m)

Having access from the hallway. Electric up and over door with power and light with useful loft store area. Vast potential for conversion (subject to permission)

OUTSIDE

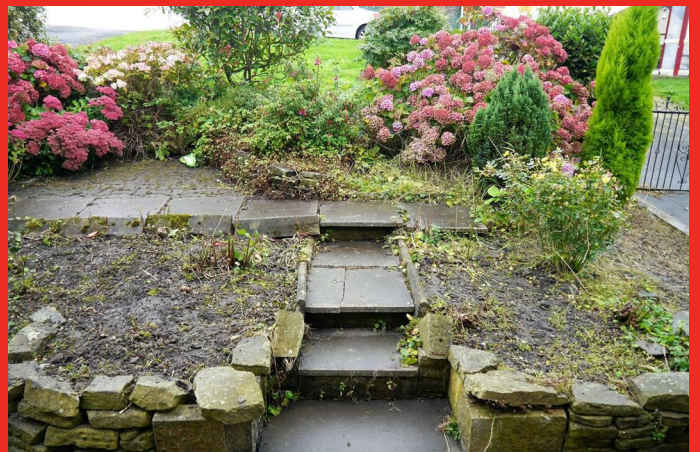
Set back from the main road, driveway leading to garage. Mature shrub gardens to front, good size rear gardens with lawn and paved seating areas. Enclosed with mature shrub borders.

DIRECTIONS

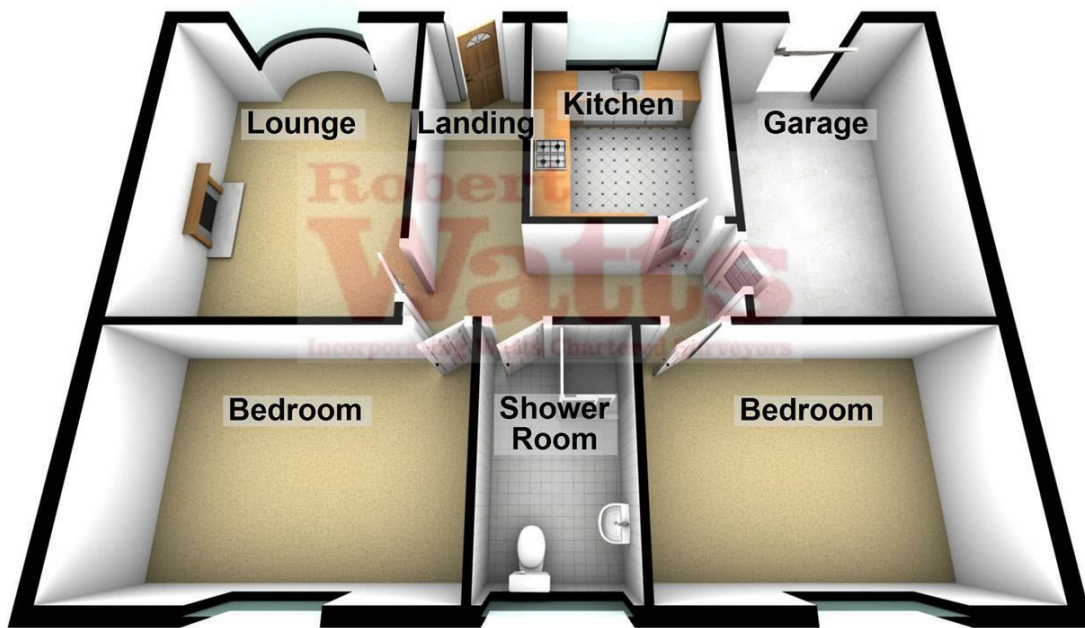
From our Wibsey office proceed up High Street and onto Fair Road, at the main roundabout take the third exit onto Beacon Road

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.



Ground Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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