

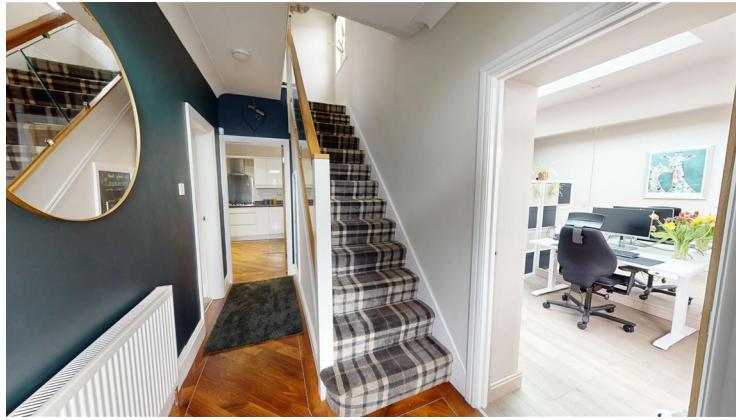


**273 Wibsey Park Avenue, Wibsey, Bradford, West Yorkshire, BD6 3QU**  
**Asking Price £289,950**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented FOUR BEDROOM SEMI-DETACHED FAMILY HOME located in Wibsey, Bradford - BD6 with local schools, amenities and transport links nearby. With off-street parking for multiple cars, a primary bedroom with en-suite, and a well kept generous garden to the rear, we expect this property to be popular with families looking for a property in the area. Internally comprising: entrance hall, dining kitchen, lounge, snug, bedroom/home office, wc, two first floor double bedrooms including one with dressing room, bathroom, primary bedroom with en-suite shower room. Externally the property has a gated driveway that accommodates three cars, and a generous lawned garden to the rear complete with patio and pergola area. The property benefits from central heating and double glazing throughout and is being offered due to the current vendors looking to downsize.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR



### Dining Kitchen



The hub of this family home, generous open-plan dining kitchen leading through to the snug at the rear of the property. The kitchen has a view to the patio, laminate flooring throughout and finally space for a table with chairs as seen. Fitted with a wide range of matching units with complementary worktops to three sides. Appliances include - five-burner gas hob with overhead extractor, tower-unit oven/grill, sink with drainer, dishwasher, washing machine and fridge/freezer.

### Lounge



Main reception room for the property, a good-sized lounge with a view to the front of the property. The lounge has a bay window allowing for good natural light and offers space for a large suite.

## Snug



Second reception room for the property, open-plan snug/conservatory leading through from the dining kitchen. With a great view to the garden and access via french doors, allowing space for a good-sized suite as seen.

### Bedroom / Home Office



Ground floor bedroom / home office with accompanying wc which was previously the garage for the property. With a bay window view to the front and a vaulted glass roof allowing for an abundance of natural light.

### WC



Accompanying WC with wash basin and frosted glass window.

## FIRST FLOOR

### Bedroom



The properties previous primary bedroom, with a view to the front of the property. A double bedroom with accompanying dressing room allowing space for a large bed with side tables.

## Dressing Room



Accompanying dressing room leading off the larger first floor bedroom with a view to the front.

With fitted wardrobes and ample room for a dressing table if preferable.

## Bedroom



A further first floor bedroom, a double room with fitted wardrobes currently only allowing for a single/three-quarter.

Offering a view to the rear of the property and the fitted wardrobes are part-mirrored and have shelving and wooden doors.

## Bathroom



House bathroom to the first floor with a matching three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

## SECOND FLOOR

## Primary Bedroom

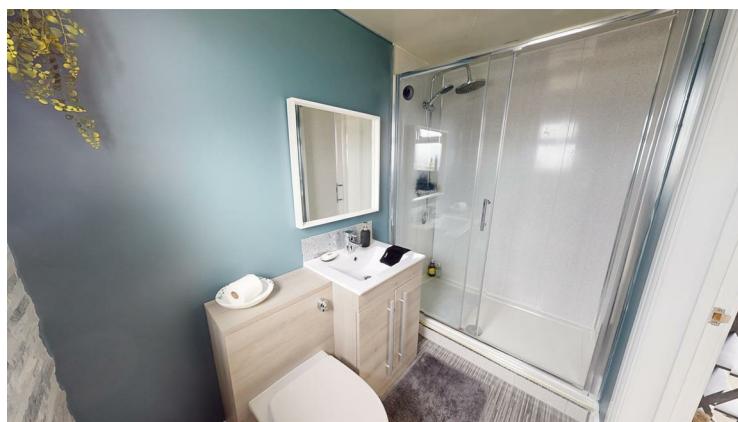


Generous primary bedroom with accompanying en-suite shower room to the second floor.

The bedroom has fitted corner wardrobes and units, and dual-aspect windows allowing for good natural light.

Offering space for a large bed with side tables as seen.

## En-Suite



En-suite shower room with lino flooring and frosted glass window.

Fitted with a matching three-piece suite as seen - shower, wc, wash basin and towel rail.

## EXTERNAL



## Garden



Generous garden to the rear of the property with access from the snug via french doors or from the ground floor bedroom/home office.

With a decked area leading from the snug leading round to the patio with pergola to the bedroom side.

With a good-sized central lawn, boundary fencing, shrubs area to two sides and offering great privacy.

## Patio / Pergola



Leading out from the bedroom/home office entrance is the patio area with overhead pergola.

Ideal for outdoor entertaining with space for a table with chairs and bbq area as seen.

## Driveway



Gated double driveway to the front of the property with parking for a minimum of three cars.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	