



**394 Beacon Road, Wibsey, Bradford, BD6 3DJ**  
**Offers In The Region Of £195,000**

THREE BEDROOM MID TERRACE in a popular residential location. The property benefits from a conservatory, open plan ground floor space and a converted attic bedroom.

394 Beacon Road is a three bedroom mid terrace. The property is accessed through an entrance porch which has space and plumbing for a washing machine making it a versatile utility space. The hallway has stairs to the first floor and laminate flooring continues through to the kitchen which itself is open to a dining area. The kitchen has a range of fitted wall and base units with an integrated double oven and 5 ring gas hob. There is ample space for a large dining table and the room continues to a lounge with a bay window and feature fire place. To the rear of the property there is a pleasant conservatory which provides access to the garden. To the first floor there are two double bedrooms with fitted mirrored wardrobes and both enjoying fantastic far reaching views. There is a modern bathroom fitted with a walk in shower area, hand wash basin and W.c. The traditional third bedroom now has a staircase fitted which leads to the second floor and is currently utilised as an office space. To the second floor, a third double bedroom with two Velux windows. The property benefits from gas central heating and double glazing.

**EXTERNAL**

To the front of the property there is a well manicured lawn and an array of mature plants and shrubs along with a block paved drive way providing off road parking for numerous vehicles. To the rear of the property there is an enclosed garden with an outlook on to trees and views further afield. There are a number of vantage points to enjoy the garden from patio and decked areas.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		