



6 Vento Close, Wibsey, Bradford, West Yorkshire, BD6 2DF
Asking Price £350,000

HAMILTON BOWER are pleased to offer FOR SALE this spacious and recently modernised FOUR BEDROOM DETACHED FAMILY HOME located on a quiet cul-de-sac in Bradford - BD6 with popular local schools and transport links nearby. With off-street parking via the gated driveway, two reception rooms, and a large garden to the rear of the property, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance, dining room, kitchen, lounge, snug/bedroom, home office, wc, three first floor bedrooms, bathroom and loft. Externally the property has a gated double driveway offering multiple off-street parking spaces, and a large garden to the rear complete with lawn and patio area. The property has undergone a complete renovation since 2022, resulting in a fresh, contemporary feel throughout the property. Recent changes to the property include - full electric rewire, kitchen including quartz worktops and fitted rangemaster, internal and external composite doors front and back, yorkshire stone flagged gas fire place, both bathrooms, and finally new victorian-style radiators. Benefiting from gas central heating, and a full CCTV camera system covering the property's plot.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance



Entrance through composite front door with hard-wood flooring leading through to rest of the ground floor.

Offering space for a coat and shoe store, with an impressive glass divide between entrance and dining room.

Dining Room



Well-presented dining room with hard-wood flooring leading through from the entrance.

Sitting centrally to the ground floor with ample space for a large table with chairs as seen.

Lounge



Generous lounge to the front of the property with an accompanying storage closet.

With a yorkshire stone flagged gas fire place, and offering ample room for a large two-piece suite with dressing furniture.

Kitchen



Contemporary kitchen to the rear of the property with dual-aspect and rear access point to the garden.

The kitchen is fitted with a good range of matching black units with complementary quartz worktops/upstands and LED lighting. Appliances include - tiled surround and overhead extractor for a range cooker, dishwasher, sink with drainer.

Space and electric for a fitted rangemaster and american style fridge-freezer.

Snug/Bedroom Four



Well-presented snug leading off the dining room via glass-panelled double doors.

The snug has hard-wood flooring, space for a suite and offers access to the garden and home office.

Office/Bedroom Four



Leading through from the snug is the home office, with a view to the front of the property.

The office has a hard-wired ethernet connection and offers an ideal space for a desk and office materials, or if to be used as a bedroom then a dressing area for the accompanying snug/bedroom.

WC



Bedroom



Ground floor WC with ceiling spotlights, wc, wash basin and towel rail.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom to the front of the property with full-length fitted wardrobes and space for a king-size bed with side tables.

Bedroom



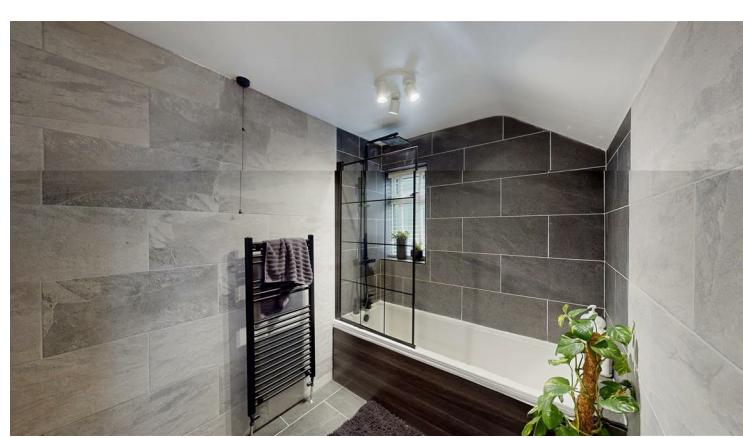
Second bedroom, further good-sized double with a view to the rear of the property.

Offering space for a large bed, side tables and wardrobes.

Third bedroom, a single/three-quarter room with a view to the side of the property.

Currently used a dressing room, but offering an ideal space for a child's/guest bedroom.

Bathroom



Well-presented house bathroom to the first floor with frosted glass window to the rear of the property.

With tiled flooring/walls and a contemporary three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Garden



Generous garden to the rear of the property with access via the snug or kitchen access points.

The garden has a decking/patio area leading from the property which offers an ideal space for outdoor seating and entertaining. With boundary fencing offering great privacy, a central lawn and surrounding shrubs and mature trees.

Front

Gated double driveway to the front of the property offering parking for a minimum of two cars.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	