



271 Beacon Road, Wibsey, Bradford, West Yorkshire, BD6 3DQ
Asking Price £185,000

HAMILTON BOWER are pleased to offer FOR SALE this spacious FOUR BEDROOM TERRACE PROPERTY located in Wibsey, Bradford - BD6. Set over three floors with two reception rooms, good-sized double bedrooms and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising: entrance hallway, kitchen, dining room, living room, three first floor bedrooms (two doubles and a single), bathroom, second floor double bedroom. Externally the property has a split garden and driveway to the rear, a great view over the neighbouring valley, and a low-maintenance garden to the front. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Kitchen

12'11" x 8'2" (3.94m x 2.49m)



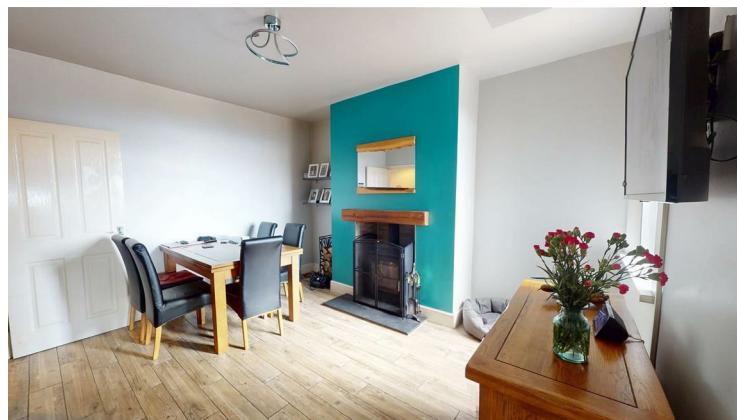
Cooking kitchen to the rear of the property with open-entrance through to the dining room.

With laminate flooring, a range of matching white units and tiled splashbacks.

Appliances - electric hob with overhead extractor, free-standing fridge/freezer, oven, grill, microwave and washing machine.

Dining Room

13'3" x 10'9" (max) (4.04m x 3.28m (max))



Dining room to the centre of the ground floor with a view to the garden.

With laminate flooring throughout, a central wood-burning stove, and ample room for a family dining table with chairs.

Living Room

14'11" x 10'5" (max) (4.55m x 3.20m (max))



Spacious living room with central electric fireplace and room for a two-piece suite.

FIRST FLOOR

Bedroom

12'0" x 8'11" (3.66m x 2.74m)



First floor double bedroom with a view to the front of the property.

Offering space for a double bed with side tables and wardrobes as seen.

Bedroom

10'9" x 8'2" (3.3m x 2.49m)



First floor double bedroom with a view to the rear of the property.

Offering space for a double bed with side tables and wardrobes as seen.

Bedroom

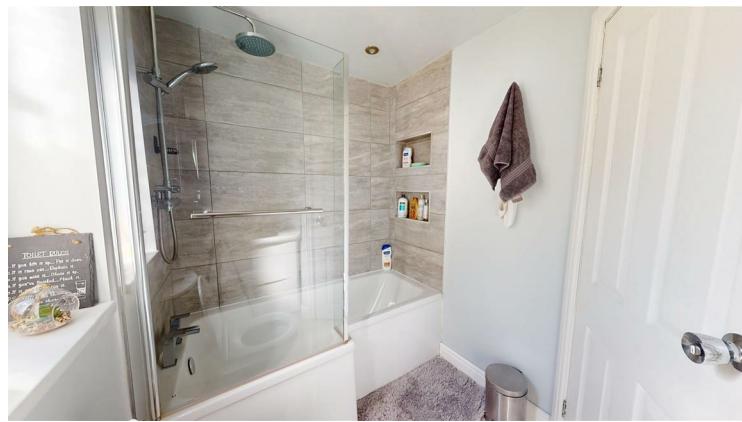
8'2" x 8'9" (2.51m x 2.69m)



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

Ideal for a child's bedroom or home office for those working remotely.

Bathroom



Contemporary bathroom to the rear of the property with frosted window.

With a matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

SECOND FLOOR

Bedroom

14'0" x 7'4" + sloping ceiling (4.29m x 2.26 + sloping ceiling)



Spacious second floor double bedroom with velux window and eaves storage.

Offering ample room for a large bed with side tables and wardrobes.

EXTERNAL



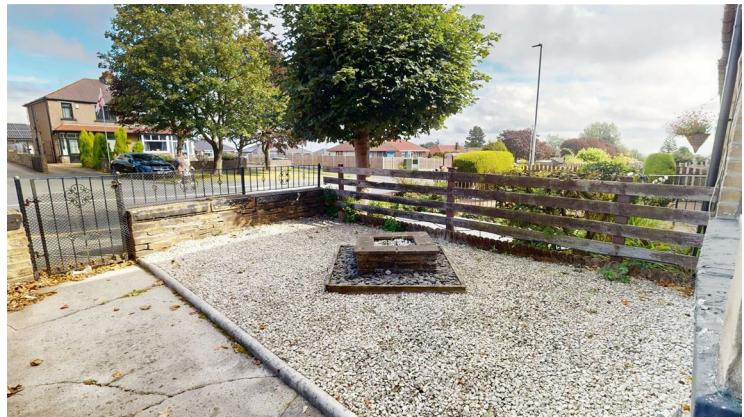
Rear



The property has a garden leading from the rear entrance point, flagged and leading into the first driveway.

To the second split is another single driveway, with a fenced garden area which has decking and a patio area - ideal for outdoor seating and taking in the view.

Front



Low-maintenance garden to the front of the property with pebbled centre and gated garden path.

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		
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Not environmentally friendly - higher CO ₂ emissions			
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