



**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)

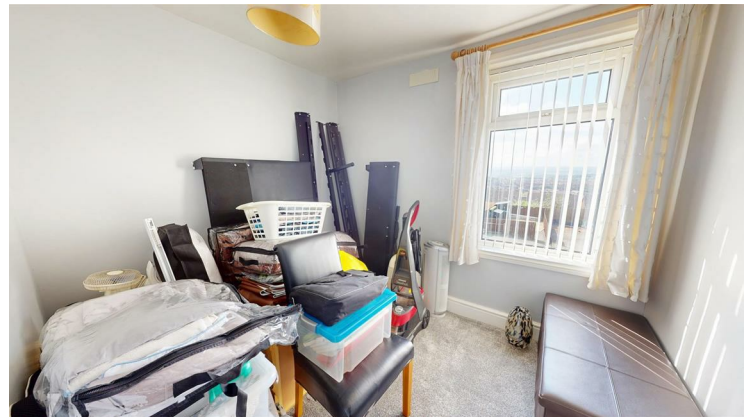


First floor double bedroom with a view to the rear of the property.

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

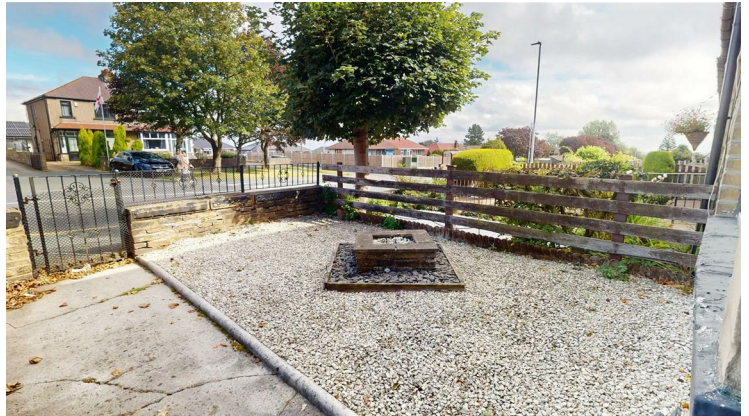


## Rear



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.

