Sugdens
Sales & Lettings

Harbour Road, Wibsey

£380,000

* DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * CONSERVATORY *
* LARGE GARDENS * AMPLE PARKING * GARAGE * SCOPE TO EXTEND (STPP) *

Set on a generous plot, this detached four bedroom family home offers superb potential and versatile living throughout.

The property features two spacious reception rooms, a bright conservatory and excellent scope to extend or reconfigure (subject to the relevant planning permissions), making it an ideal opportunity for buyers looking to create their perfect home.

While the property would benefit from updating, it provides a solid foundation with well-proportioned rooms and a layout suited to modern family life.

Externally, the home boasts large gardens, a double driveway providing ample off-street parking, and a detached garage, adding further practicality and appeal.

A fantastic prospect for families, renovators, or anyone seeking a home with space and potential in equal measure.

Entrance Hall
With radiator.

Cloakroom/WC
Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Cellar
Useful storage.

Lounge
22'1" x 12'3" (6.73m x 3.73m)
With electric fire in fireplace surround, radiator, double glazed window and French doors.

Conservatory
12' x 9'2" (3.66m x 2.79m)
With radiator, French doors to rear garden.

Dining Room
11'1" x 11' (3.38m x 3.35m)
With radiator, double glazed window.

Kitchen
9'8" x 9'3" (2.95m x 2.82m)
With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, cooker, plumbing for dishwasher, double glazed window, upvc door.

Bedroom Four
9'4" x 6'9" (2.84m x 2.06m)
With radiator and double glazed window.

First Floor
With radiator.

Bedroom One
15'1" x 16'1" (4.60m x 4.90m)
With radiator, double glazed window, built in wardrobe and storage.

Bedroom Two
12' x 12'4" (3.66m x 3.76m)
With built in wardrobe, radiator and double glazed window.

Bedroom Three
10'7" x 7' (3.23m x 2.13m)
With radiator and double glazed window.

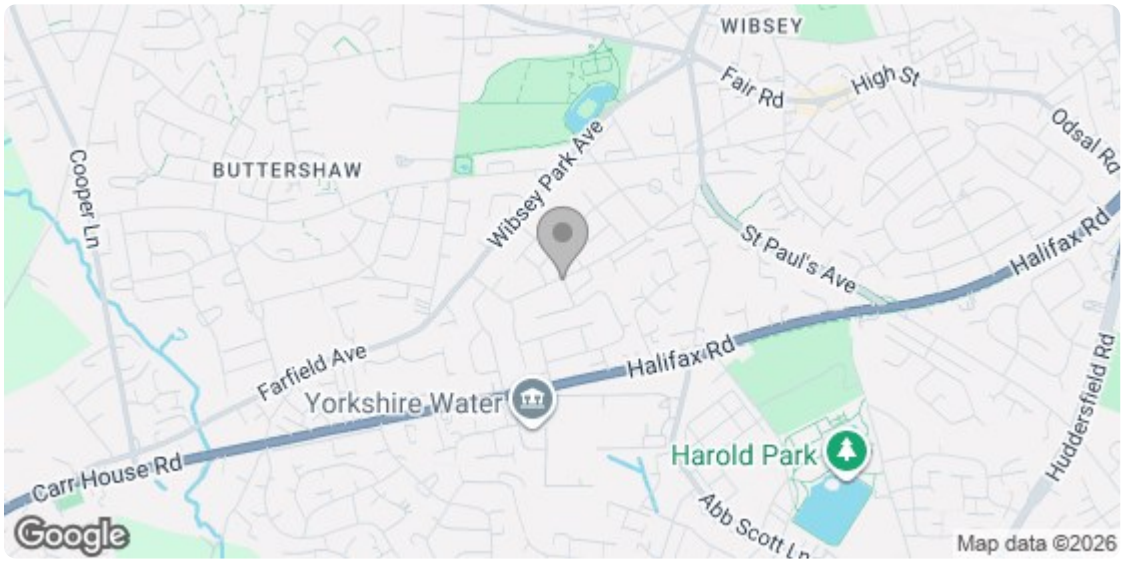
Shower Room
Three piece shower room comprising shower cubicle, low suite wc, vanity sink unit, radiator and double glazed window.

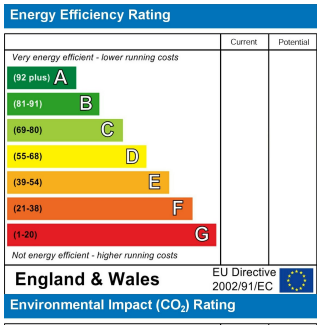
Exterior
To the outside there is a mature garden to the front, side and rear with lawns, borders and shrubs. A double driveway provides off-road parking, together with a detached garage.

Directions
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 1.5 miles, turn right onto Cooper Ln, left onto Beacon Rd, go through the roundabout, right onto Reevy Ave, go through the roundabout, at the next roundabout turn left onto Reevy Rd, right onto Wibsey Park Ave, left onto Harbour Rd and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
D / Bradford





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