



## **Briarwood Drive, Wibsey,**

**£220,000**

\* SEMI DETACHED \* EXTENDED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \*  
\* CORNER PLOT \* CUL-DE-SAC LOCATION \* GARDEN \* GARAGE \*

This extended three bedroom semi detached property would make an excellent purchase for a FTB/Young Family. Sitting on a corner plot on this cul-de-sac location, this family sized home benefits from two reception rooms, utility room, gas central heating, double glazing, garage and gardens.

The property is within easy reach of amenities, shops and local schools.

Briefly comprising entrance porch, hallway, cloaks wc, lounge, dining room, kitchen, utility room and a cellar. There are three first floor bedrooms and a shower room.

To the outside there are gardens to three sides with a driveway leading to a single garage.



## Entrance Porch

## Entrance Hall

With radiator.

## Cloakroom/WC

Two piece suite comprising low suite wc, vanity sink unit, radiator and double glazed window.



## Lounge

15'7" x 11'8" (4.75m x 3.56m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

## Dining Room

12'4" x 11'9" (3.76m x 3.58m)

With radiator and French doors to rear.

## Cellar

With useful storage.

## Kitchen

9'4" x 5'8" (2.84m x 1.73m)

With fitted wall and base units incorporating stainless steel sink unit, cooker, radiator and double glazed window.

## Utility

8'11" x 5'4" (2.72m x 1.63m)

With fitted wall and base units incorporating plumbing for auto washer, radiator and double glazed window.



## First Floor

With double glazed window and loft access.

## Bedroom One

12'6" x 9'9" (3.81m x 2.97m)

With fitted wardrobes, radiator and double glazed window.



## Bedroom Two

12'4" x 11'5" (3.76m x 3.48m)

With built in wardrobe, radiator and double glazed window.

## Bedroom Three

6'3" x 9'4" (1.91m x 2.84m)

With radiator, double glazed window and useful storage.



## Shower Room

Three piece suite comprising walk-in shower, vanity sink unit, low suite wc, radiator and double glazed window.

## Exterior

Situated on a corner plot with gardens to three sides incorporating lawn, patio, borders and shrubs, together with a driveway leading to a single garage.

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.5 miles, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, at the roundabout take the 1st exit onto St. Enoch's Rd, at the roundabout take the 3rd exit onto Brownroyd Hill Rd, turn right onto Briarwood Ave, left onto Briarwood Dr and the property will be seen displayed via our For Sale board.



## TENURE

FREEHOLD

## Council Tax Band

C

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
(11-20) G			
Not energy efficient - higher running costs			
		81	63
EU Directive 2002/91/EC			
England & Wales			