



## 33 Chartwell Drive

, BD6 3DA

**£295,000**



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Offered to the market is this stunning 4/5 bedroom detached property in the ever sought after area of Wibsey. The property briefly comprises; four double bedrooms, dining kitchen, dining lounge, WC, utility room, gym/fifth bedroom and integral garage. Externally, the property has a driveway for one car to the front and a lawned garden to the rear with summer house, currently utilised as a bar. The property also benefits from solar panels.

Located in Wibsey, the property is in close proximity to local amenities and only a short 10 minute drive to the centre of Bradford and M62 Motorway access.

Contact Peter David for your viewing today!

## Ground Floor

Entering the property you are greeted into the entrance hall which is a perfect space to store outdoor garments. The entrance hall provides access to the utility room, bedroom five(currently used as a gym) and through to the integral garage. Stairs rise to the first floor.

## Utility Room

With a window to the front of the property this room holds space for washing machine and tumble dryer, stainless steel sink and drainer. The room also benefits from cupboard space and stores the boiler.

## Bedroom Five/Gym/Home Office

This versatile room, currently used as a gym, can be used as a spacious double bedroom or home office. There is access through to the integral garage.

## Integral Garage

With up and over door, this garage is useful for storage and provides space to park one car.

## First Floor

### Dining Kitchen

The kitchen comprises; double electric oven, four ring gas hob with extractor above, space for a dishwasher, space for integrated fridge and freezers, breakfast bar. Windows look out to the rear of the property.

### Living Room

The spacious lounge holds plenty of room for a range of furniture. To the centre of the room is the gas fire with surround and facing the front of the property is the Juliette balcony.

### Dining Space

The living room opens to the dining space which provides room for a dining suite. Patio doors open to the rear garden.

### WC

Comprising; WC and wash hand basin.

### Second Floor

#### Master Bedroom

This master bedroom positioned to the front of the property with fitted wardrobes and space for furniture.

#### Ensuite

Comprising; WC, wash hand basin with vanity unit and shower cubicle.

#### Bedroom Two

Positioned to the rear of the property is this double bedroom with space for a range of free standing furniture.

#### Bedroom Three

This double bedroom positioned to the rear of the property enjoys views over the garden.

#### Bedroom Four

This large single bedroom positioned to the front of the property holds space for a range of furniture.

## House Bathroom

This PVC cladded bathroom comprises; WC, bath with shower above, wash hand basin with vanity unit

## Exterior

To the front of the property is a driveway leading to the integral garage. To the rear is the lawned garden with small paved area leading to the summer house. Currently utilised as a bar, the summer house is an amazing addition to the property again being versatile for its uses.

## Directions

For Satnav please use the postcode BD6 3DA

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



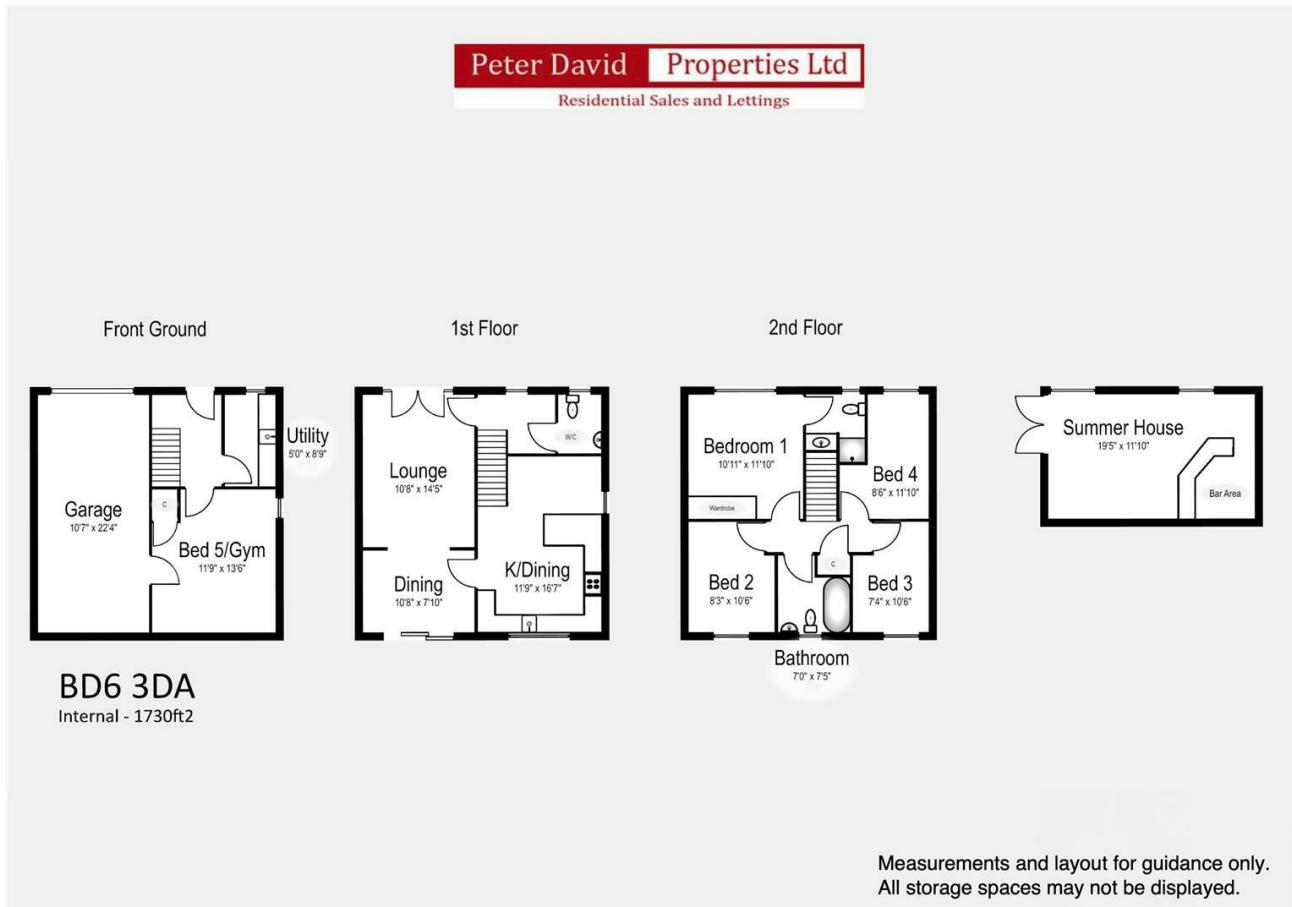
## Hybrid Map



## Terrain Map



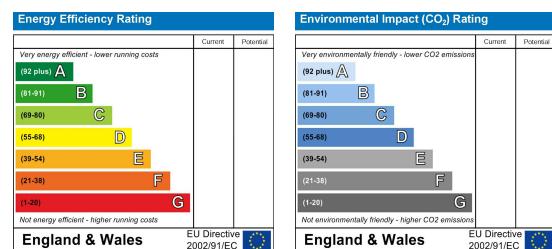
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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