



Northern View, Wibsey, Bradford, West Yorkshire, BD6 1AA

- THREE BEDROOM SEMI-DETACHED FAMILY HOME LOCATED IN WIBSEY
- GROUND FLOOR WC
- MODERN BATHROOM THREE PIECE BATHROOM
- DOUBLE GLAZING - GAS CENTRAL HEATING
- CLOSE TO LOCAL SCHOOLS. AMENITIES AND THE M62 MOTORWAY NETWORK

- MODERN DINING KITCHEN WITH PATIO DOORS TO REAR GARDEN
- POTENTIAL GARAGE CONVERSION TO SECOND RECEPTION ROOM
- BEDROOM 1 WITH ENSUITE SHOWER ROOM
- REAR ENCLOSED GARDEN WITH DECKING, LAWN AND PATIO AREA
- COUNCIL TAX BAND C & EPC RATING GRADE C

Offers Over £190,000

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DESCRIPTION

Nestled in the charming area of Wibsey, Bradford, this delightful three-bedroom semi-detached family home offers a perfect blend of modern living and comfort. The property has a good size reception room, providing ample space for family gatherings and entertaining guests.

The heart of the home is a modern dining kitchen, which features patio doors that lead directly to the rear garden, creating a seamless connection between indoor and outdoor spaces.

Leasehold Property - Term 999 Years from 01/01/2014 - 01/01/3013.
Ground Rent £150 per annum - Service Charge £180 per year
Please note as advised by the vendor, there is an option to purchase the freehold.

The ground floor also includes a convenient WC, enhancing the practicality of the layout. For those seeking additional living space, there is potential for a garage conversion, which could serve as a second reception room, further enhancing the versatility of this lovely home. (subject to planning)

Upstairs, you will find three well-proportioned bedrooms, including bedroom 1, complete with an ensuite shower room, ensuring privacy and comfort. The modern family bathroom is tastefully designed, catering to the needs of a busy household.

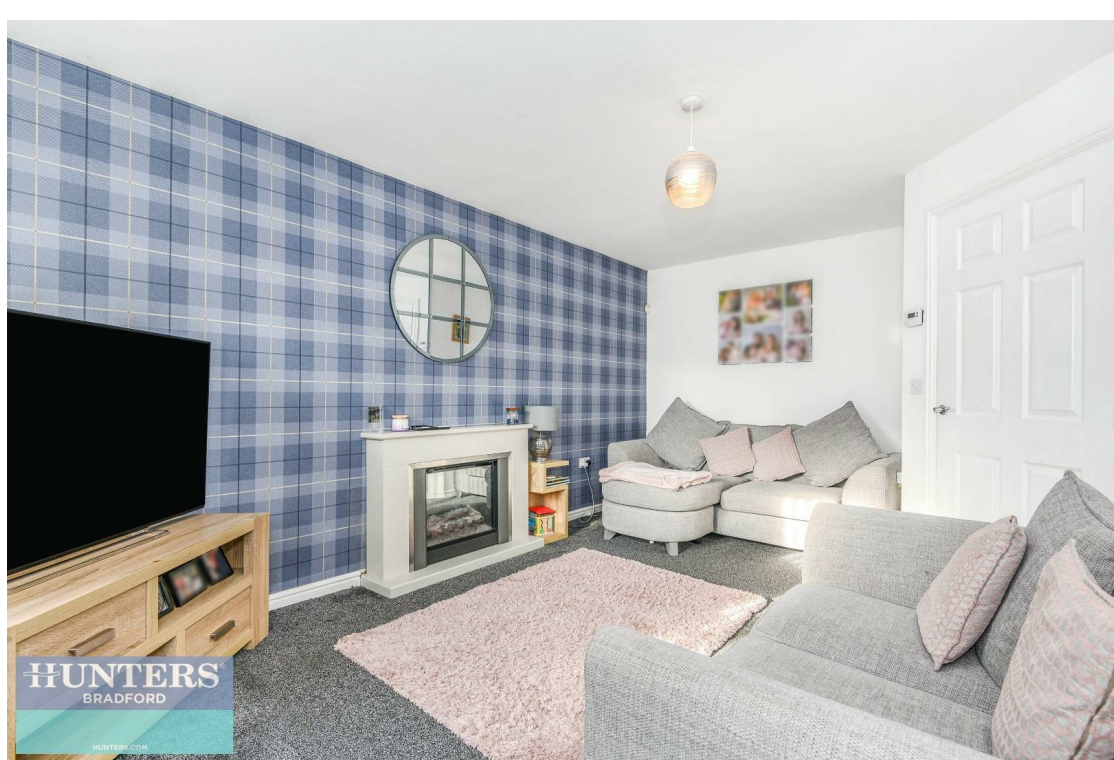
The property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Outside, the rear garden is a true highlight, featuring a well-maintained lawn, a patio area for al fresco dining, and stylish decking, making it an ideal space for relaxation and outdoor entertaining.

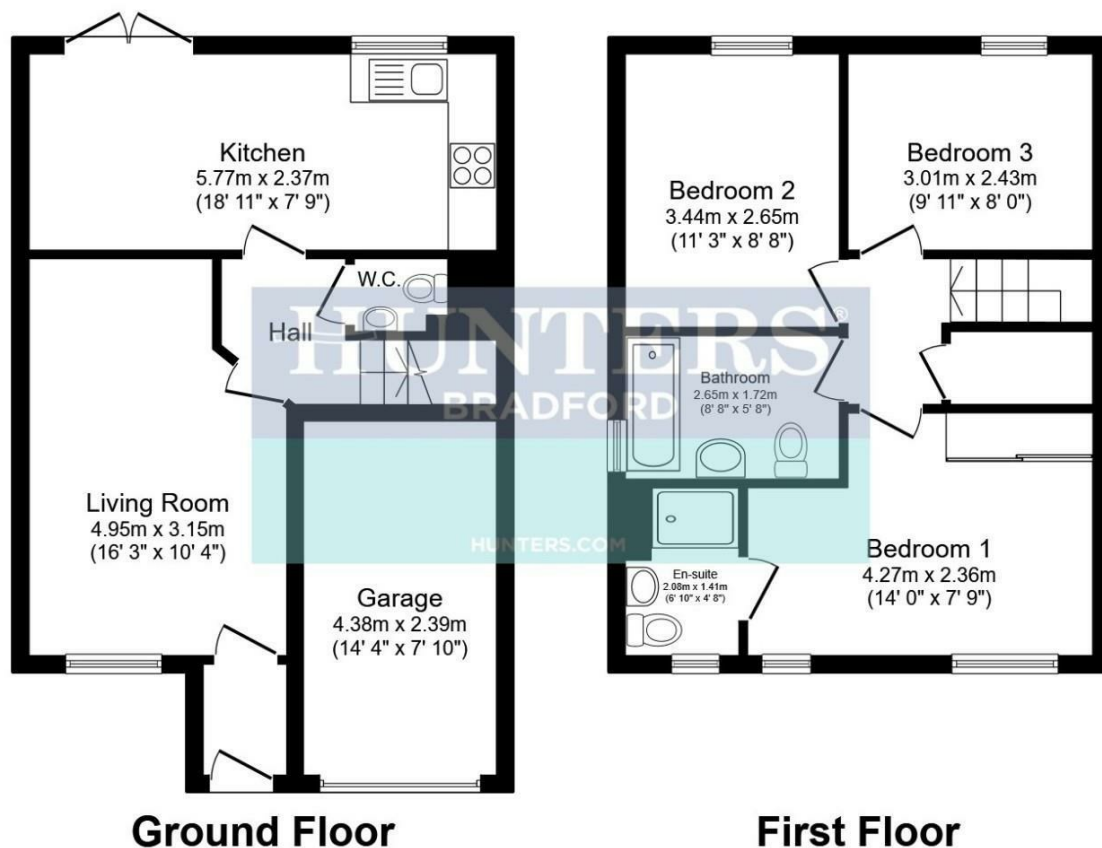
Conveniently located, this home is close to local schools, amenities, and the M62 motorway network, making it an excellent choice for families and commuters alike.

With a council tax band of C and an EPC rating of grade C, this property represents a fantastic opportunity for those looking to settle in a vibrant community.

Don't miss the chance to make this wonderful house your new home, book your viewing today.

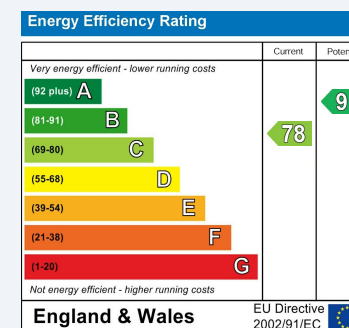






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.