



23 Harbour Road, Bradford

Bradford

£259,995

Charming THREE BEDROOMS DETACHED house in Wibsey with TWO RECEPTIONS rooms and SOUTH FACING GARDEN. Low-maintenance front slate bed, rear patio, lawn, and detached garage. *** VIRTUAL TOUR AVAILABLE ***. Perfect for family gatherings and BBQs, with ample parking. Comfort, convenience, and charm await in your new home sweet home!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- *** VIRTUAL TOUR ***
- DETACHED HOME
- THREE BEDROOMS
- SOUTH FACING REAR GARDEN.
- TWO RECEPTION ROOMS
- POTENTIAL FOR FURTHER DEVELOPMENT STPC
- POPULAR WIBSEY LOCATION
- DRIVEWAY AND GARAGE





Porch

Giving access to the hallway.

Hallway

Giving access to the lounge and first floor landing.

Lounge

18' 6" x 11' 11" (5.64m x 3.64m)

The lounge benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. Double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

Dining/ Living kitchen

21' 4" x 15' 0" (6.50m x 4.57m)

The Dining room is adorned with elegant Bi-fold doors that opens up to provide access to the beautiful south facing rear garden. Additionally, this room is equipped with the convenience of gas central heating and the added comfort of double glazing. The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of solid wood workspace available. You will also find a convenient 1 bowl sink unit with a drainer, a gas hob, an eye level double electric oven.

Wc

6' 4" x 2' 9" (1.94m x 0.83m)

The part tiled W.C. consists of a 2 piece suite, which includes a low level W.C. and a pedestal hand basin.





Stairs and landing

Giving access to the three bedrooms and house bathroom.

Master bedroom

12' 11" x 8' 10" (3.94m x 2.68m)

The bedroom boasts a lovely modern decor and is adorned with modern flooring. It is equipped with the convenience of modern fitted wardrobes, as well as the comfort of gas central heating and double glazing.

Bedroom 2

15' 1" x 8' 3" (4.60m x 2.52m)

The bedroom is enhanced by modern decor and flooring. It also enjoys the advantages of gas central heating and double glazing.

Bedroom 3

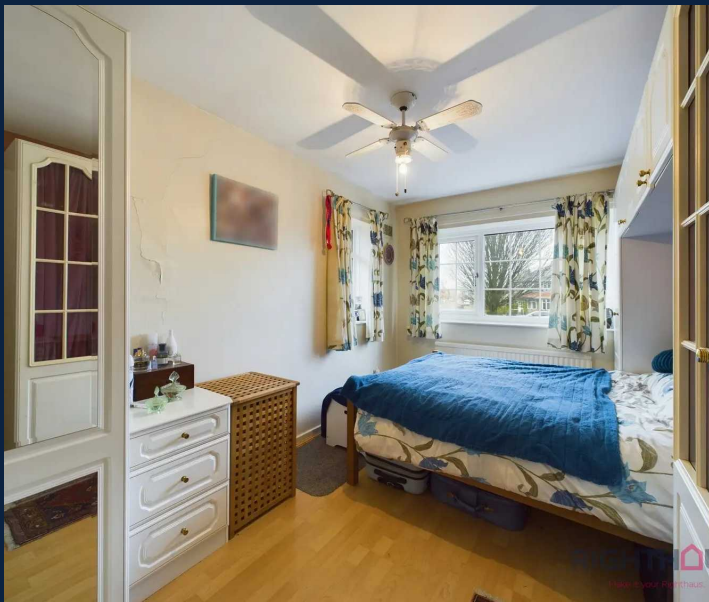
9' 6" x 8' 8" (2.89m x 2.65m)

The bedroom boasts a lovely modern decor and is adorned with modern flooring. It is equipped with the comfort of gas central heating and double glazing.

Bathroom

7' 1" x 5' 9" (2.15m x 1.76m)

The family shower room is fully clad and features a 3-piece suite, which includes a shower cubicle, a low level W.C., a pedestal hand basin. Additionally, this shower room offers the convenience of gas central heating and double glazing.



FRONT GARDEN

To the front of the property is a low maintenance slate bed and pathway to either side of the property.

REAR GARDEN

At the rear of the property is a paved patio and lawned garden which is entirely enclosed and south facing.

GARAGE

Single Garage

The garage is accessed by an up an over door and benefits from power, lighting and double glazing.

DRIVEWAY

4 Parking Spaces

A driveway can be found to the side of the property which could park multiple cars and leads to the detached garage.



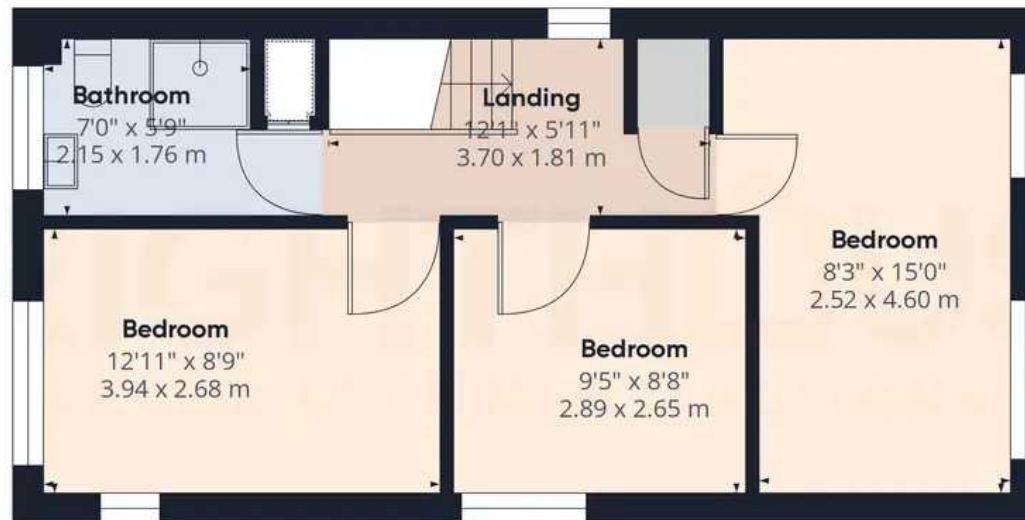


Floor 0

Approximate total area⁽¹⁾

1060.6 ft²

98.53 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500 • Wibsey@yourrighthaus.co.uk • www.yourrighthaus.co.uk/



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