

60 Pot House Road, Bradford

Bradford

Offers in Region of £250,000

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Bradford, Bradford

A simply first class opportunity to acquire a substantial and generously proportioned stone built detached bungalow situated in a prime residential area close to the heart of the ever popular Wibsey village.

Whilst requiring a programme of modernisation, there is much scope to create a home to an individual specification with huge potential to add value also.

The flexible footprint briefly comprising; Sizeable sun room, large living room, breakfast kitchen, utility room, two/three bedrooms and bathroom/w.c.

Externally, the property is sited on a good sized plot with mature cottage style gardens to both front and rear together with adjoining garage and small summer room . Of further note, there is an additional adjoining gated strip of land under separate title which may also be available to purchase by separate negotiation.

Wibsey village is situated just a short walk away and offers a range of amenities and facilities together with schooling for all ages within close proximity also. Arterial road linkage for the city centre and the motorway network is readily accessible.

Council Tax band: B

Tenure: Freehold

- Delightful stone built detached bungalow
- Fantastic opportunity to modernise to personal taste
- Generously proportioned layout with lots of potential









Reception area/Sun Lounge
UPVC entrance door leading into reception area with timber flooring which extends into a pleasing sun lounge having an aspect overlooking the rear garden. Internal door off into garage.

Living Room
A particularly generous living room, the focal of which being a feature stone chimney breast with recess and timber surround together with matching Tv display plinth to alcove. Feature ceiling timber.

Breakfast kitchen
Being equipped with a range of fitted base and wall units together with tiled counter worktop surfaces and inset one and a half bowl a sterile sink unit. Integrated oven, microwave and gas hob.

Utility Room
A useful addendum featuring fitted base and wall units together with worktop, outer access door.

Inner Hallway
Providing access to all bedrooms and bathroom.

Bedroom
A good sized principle bedroom overlooking the rear garden.

Bedroom
Further double bedroom with fitted wardrobes, again overlooking the rear garden.

Boxroom/Bedroom
.

Bath/shower room
Incorporating a panelled rectangular bath, shower enclosure, w.c and hand wash basin.









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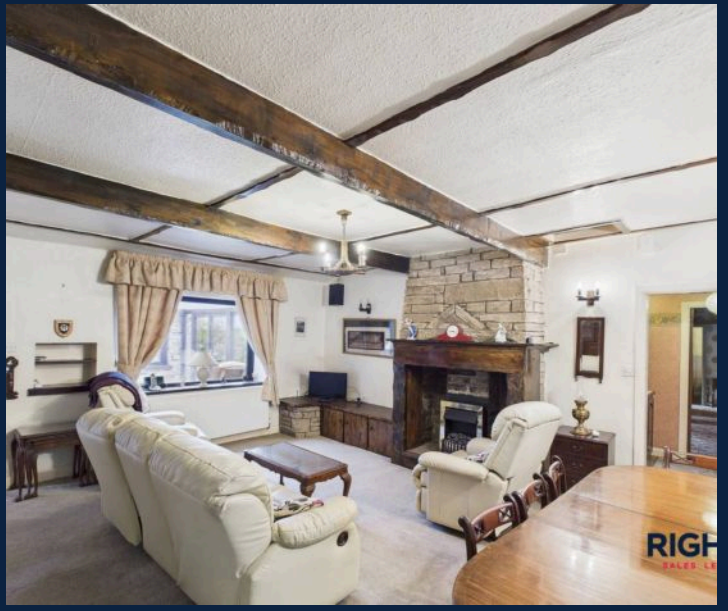
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GARDEN

To the frontage there is a driveway leading to an adjoining garage, garden. Of specific note is enclosed rear garden which affords a good degree of privacy for relaxation with privacy screening and features well stocked borders and central lawn section. There is also a feature adjoining summer room with raised decking.

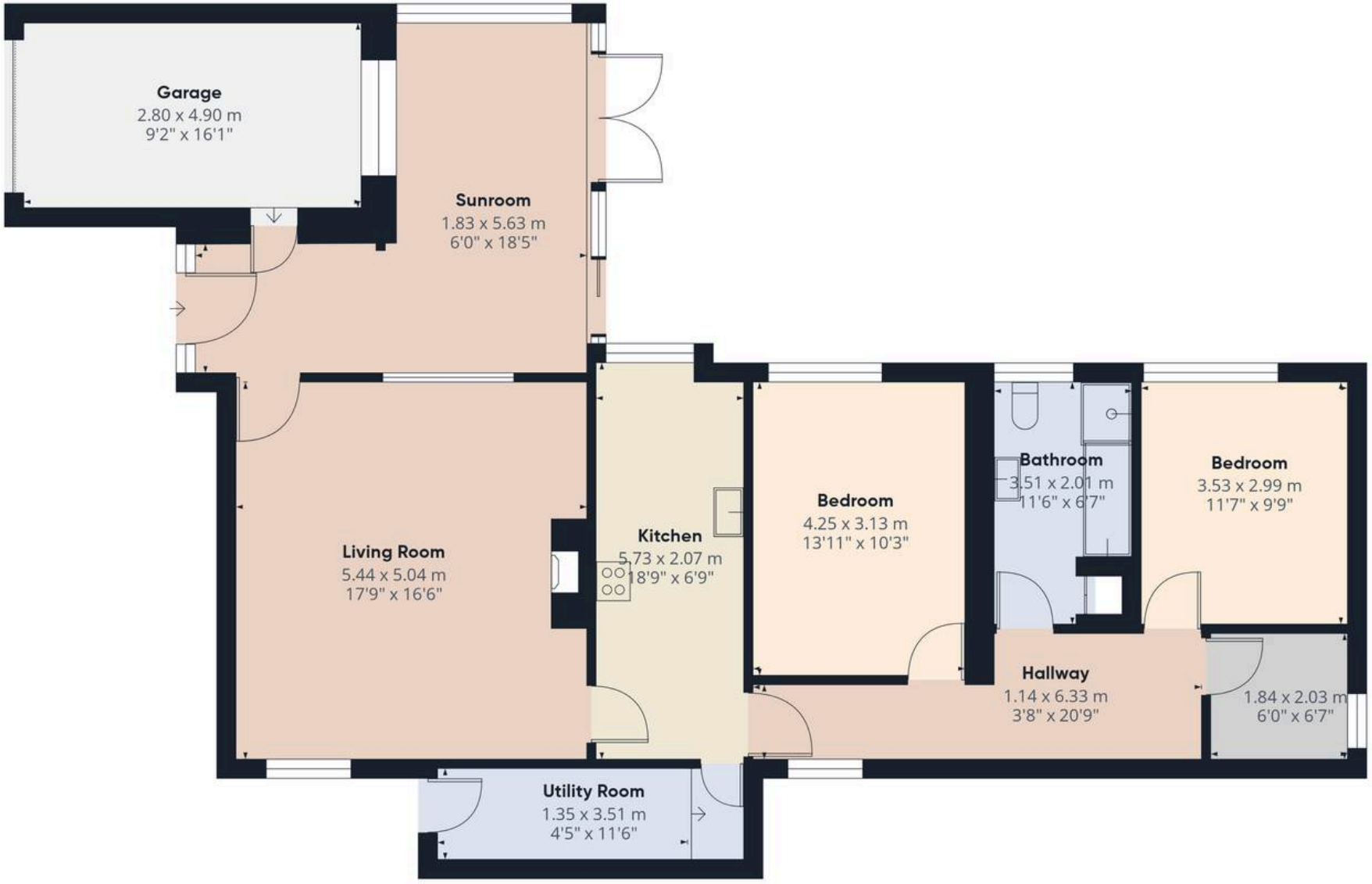
GARAGE

DRIVEWAY









Approximate total area(1)

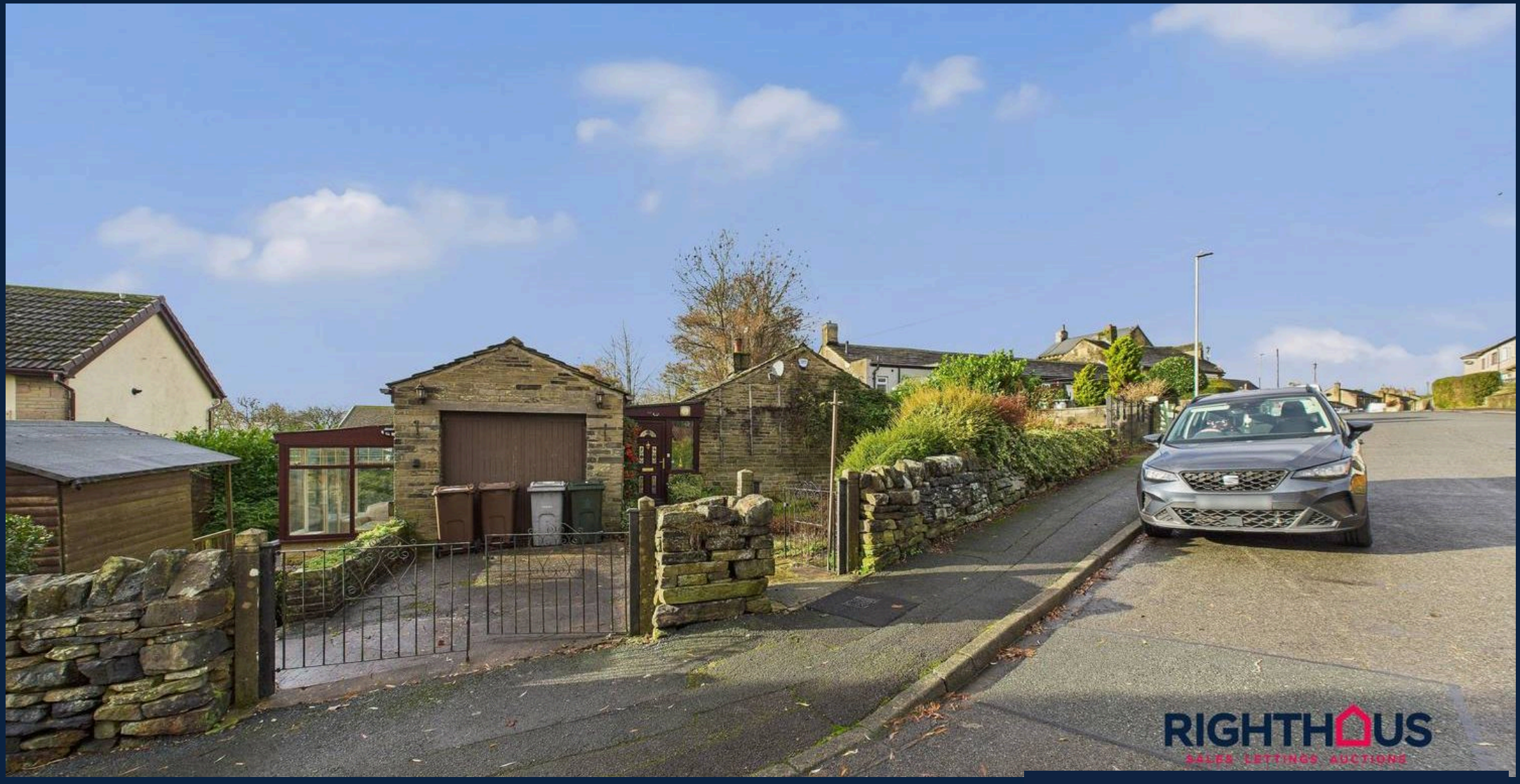
121.7 m²

1310 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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