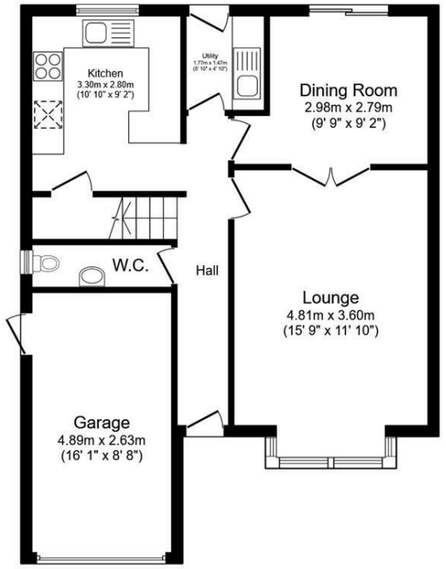
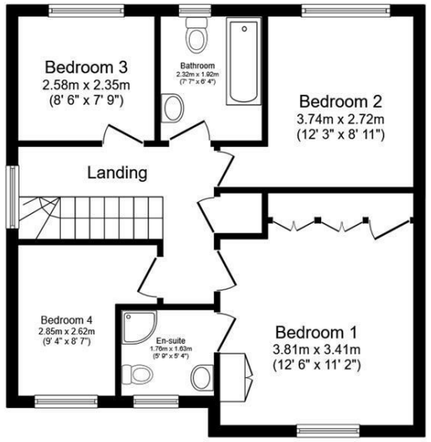


Ground Floor

Floor area 64.9 sq.m. (698 sq.ft.)

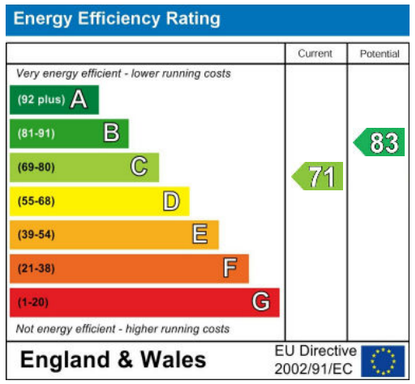


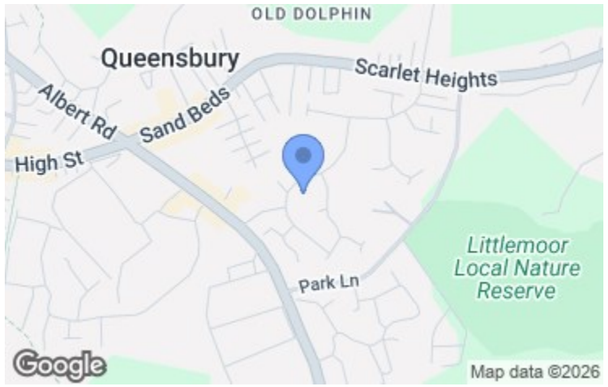
First Floor

Floor area 55.3 sq.m. (595 sq.ft.)

Total floor area: 120.1 sq.m. (1,293 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com

Directions

See mapping.

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Cheriton Drive, Bradford, BD13 1QS

Guide Price £400,000

WW ESTATES

Cheriton Drive, Bradford, BD13 1QS

2 4 2

GUIDE PRICE £400,000 TO £425,000 *** Four Bedroom Detached House *** Highly Desirable Location *** Two Reception Rooms *** En-Suite And Family Bathroom *** Large Gardens Offering Potential To Extend STPP. Located in the desirable area of Cheriton Drive, Queensbury, this spacious four-bedroom detached house presents an excellent opportunity for families seeking comfort and convenience. Upon entering, you are greeted by a welcoming entrance hall that leads to a generous lounge, complete with a gas fire, perfect for cosy evenings. The heart of the home is undoubtedly the kitchen/breakfast room, which boasts fitted wall and base units, a double oven, a gas hob with an extractor hood, and a breakfast bar, making it an ideal space for both cooking and casual dining. Adjacent to the kitchen, the utility room offers practical space and plumbing for a washing machine and tumble dryer, ensuring that household chores are easily managed.

The dining room, featuring patio doors, provides a seamless transition to the large, mature gardens, which are not only beautifully landscaped but also offer potential for extension, subject to planning permission. This outdoor space is perfect for entertaining or simply enjoying the fresh air.

Upstairs, the property comprises four well-proportioned bedrooms, one of which includes fitted wardrobes and an en-suite shower room for added privacy. The family bathroom is thoughtfully designed with a bath, shower over, low-level WC, and hand wash basin, catering to the needs of the household.

Additional features include parking for three vehicles, a garage with power and light connected, and the overall charm of a home that is both functional and inviting. This property is ideally situated in a sought-after location, making it a must-see for those looking to settle in a vibrant community.















Fixtures & fittings
Four bedroom detached house in highly desirable location with generous plot offering potential to extend STPP.

Rating authority
Borough Council Tax Band D

Services
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Tenure
Freehold