



40 Bank Well Fold, Wibsey, Bradford, BD6 1AP

** OFFERED WITH NO CHAIN ** TUCKED AWAY LOCATION ** COBBLED STREET ** Ideal purchase for a first time buy OR buy to let investment opportunity is this Quirky END TERRACED property offering SPACIOUS accommodation throughout. Briefly comprising: Lounge, dining kitchen, TWO DOUBLE BEDROOMS and family bathroom. Externally is a fore garden with parking area and outbuilding, to the rear, there is a parcel of land which is not on the title deeds yet the owners have had use of this over the years. Ideal for many village amenities and well placed for commute via the Motorway Network M606/M62. VIEWING IS STRONGLY ADVISED

£115,000

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ENTRANCE

Direct into the lounge

LOUNGE 16'2" (4.93) x 15'2" (4.62) approx as irregular shaped room

Laminate flooring and feature fireplace

KITCHEN 14'5" x 11'3" approx (4.4m x 3.43m approx)

Selection of wall and base units, worktops circular sink and drainer. Plumbing for washer and space for dryer. Door leading to the rear

FIRST FLOOR LANDING

BEDROOM ONE 11'9" x 9'11" approx (3.58m x 3.02m approx)

BEDROOM TWO 15'5" x 8'2" (4.7m x 2.5m)

BATHROOM

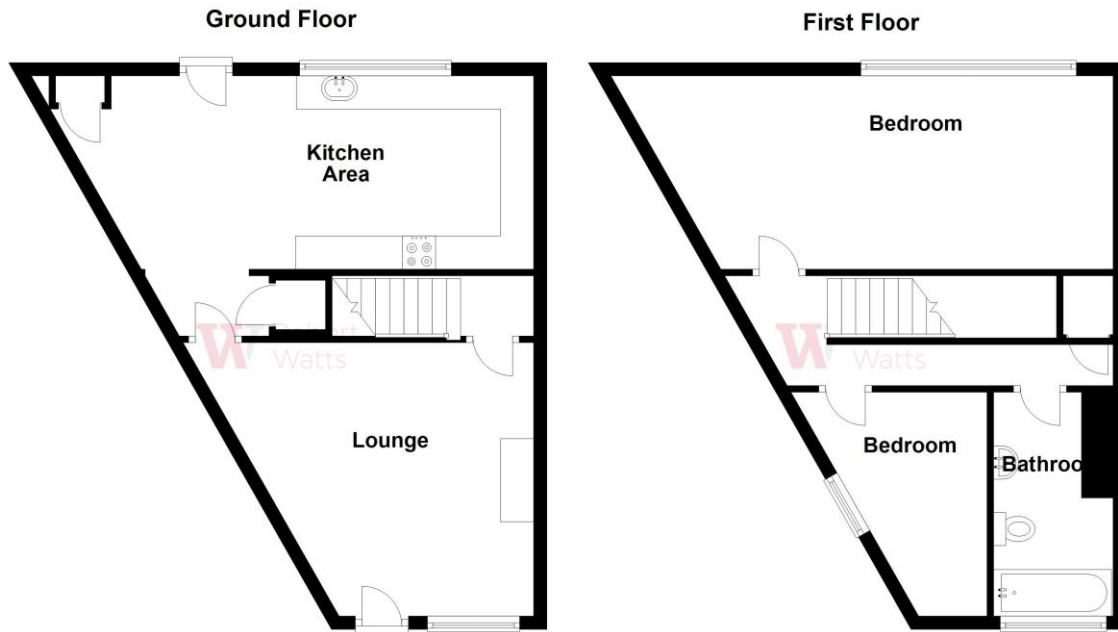
Three piece suite with double ended bath, sink and W.C

OUTSIDE

Fore garden with parking area and outbuilding. To the rear is a parcel of land which is pictured but is not on the title deeds. The properties owners have made use of the land over many years

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

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