



54 Chapel Street, Wibsey, Bradford, BD6 1LN

**** £140,000 TO £145,000 ** VIEWING BY APPOINTMENT ONLY ** SUPERB AND SPACIOUS GRADE II LISTED THROUGH COTTAGE ** FULL OF CHARACTER AND CHARM ** TWO DOUBLE BEDROOMS **** Situated within the HEART of Wibsey Village is this lovely through cottage briefly comprising: Entrance porch leading through to a large lounge with impressive open stone fireplace being the focal part of the room. Modern dining kitchen and rear porch. TWO BEDROOMS and bathroom to the first floor. Externally, is an open yard to the rear and gated parking to the front for TWO cars. Within walking distance (for many) to all the village amenities and great for public transport commute plus the motorway network M606/M62. Recently fitted blinds throughout the property and many extras will be included in the sale. We feel this will appeal to a variety of buyers and strongly urge an early arrangement of viewing.

Guide Price £140,000 - £145,000

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STONE BUILT ENTRANCE PORCH

LOUNGE 13'4" x 18'1" (4.06m x 5.5m)

A lovely size, cosy reception room with impressive floor to ceiling exposed stone open fireplace housing wood burner stove and stone hearth. Understair store and enclosed stairs to first floor. Recently fitted blinds, exposed beams and laminate flooring

DINING KITCHEN 13'4" x 8'2" (4.06m x 2.5m)

Modern fitted kitchen having an array of wall and base units, all with soft close. Worktops, sink and drainer. Range cooker and integrated washer. Exposed stone wall and access to the rear porch

REAR PORCH

Useful space with power and light

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 13'4" x 12'4" (4.06m x 3.76m)

Large master bedroom with feature exposed beams and fitted bedroom furniture incorporating dresser

BEDROOM TWO 6'11" x 13'9" (2.1m x 4.2m)

Another good size room with a pleasant outlook. Fitted wardrobes plus cupboard housing boiler. Feature exposed beams

BATHROOM

Three piece white suite with shower over bath and screen

OUTSIDE

Double gated access to the front allowing parking for two cars. Open yard to the rear

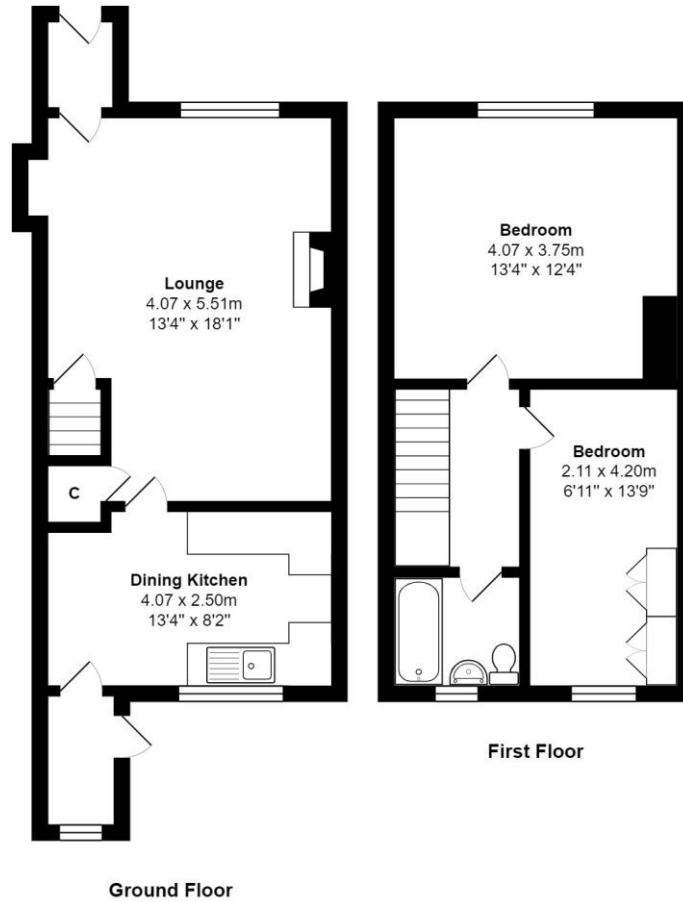
FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

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.





Total Area: 69.8 m² ... 752 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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