



26 Church Street, Wibsey, Bradford, BD6 2EY

**** OFFERED WITH NO CHAIN ** FANTASTIC FIRST TIME PURCHASE ** STONE BUILT THROUGH TERRACED HOUSE **** Viewing is strongly advised for this lovely SPACIOUS property which has undergone many improvements to include decoration throughout and recently installed kitchen. Briefly comprising: entrance hallway, lounge, dining kitchen and useful basement to the ground floor, TWO DOUBLE BEDROOMS and family bathroom to the first floor. Benefitting further from high ceilings, GCH and DG, garden area to the front and yard area to the rear. Well placed for many amenities including commute to Halifax and Bradford. **BOOK YOUR VIEWING TODAY**

Offers Over £110,000

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ENTRANCE HALLWAY Stairs leading to the first floor

LOUNGE 13'4" x 13'4" (4.06m x 4.06m)

Good size lounge with traditional coving and feature fireplace housing gas fire

DINING KITCHEN 13'4" x 10'10" (4.06m x 3.3m)

Recently fitted kitchen with an array of wall and base units, worktops and tiled splash back. Oven hob and extractor, plumbing for washer and open chimney breast. Door leading to the rear

BASEMENT 18'11" x 11'4" (5.77m x 3.45m)

Access from the hallway with power and light

FIRST FLOOR

Landing area

BEDROOM ONE 13'2" x 13'5" (4.01m x 4.1m)

BEDROOM TWO 13'2" x 10'9" (4.01m x 3.28m)

BATHROOM

Corner bath with shower over, sink and W.C

OUTSIDE

Garden area to the front with Astro Turf. Yard area to the rear

TITLE PLAN DISCLAIMER

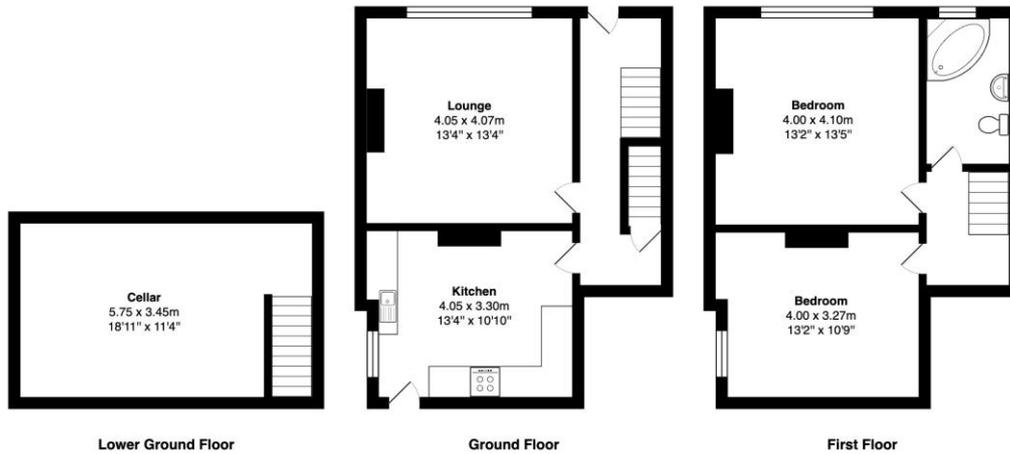
This property is registered. The title plan information should be verified by your solicitor prior to proceeding with any purchase.

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 98.3 m² ... 1058 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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