



## 21 Harbour Road, Wibsey, Bradford, BD6 3RQ

**\*\* A LOVELY CHRISTMAS GEM \*\* IMMACULATE THROUGHOUT \*\* VILLAGE LOCATION \*\*** This immaculately presented through by light, stone built SEMI DETACHED property will not fail to impress. The entrance porch leading through to a large lounge with open chimney and modern kitchen just off. To the first floor are TWO DOUBLE BEDROOMS and contemporary house bathroom all tastefully decorated throughout. Externally the block paved area can offer garden space with off road parking. Overlooking 'the green' and set back from the road the property is close to many of the village amenities, schools and has good commuter links to neighbouring towns and cities. We feel this is a fantastic house for those looking to step on the property ladder or hoping to downsize within the village. **BOOK YOUR VIEWING TODAY**

**£155,000**

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## ENTRANCE PORCH

### LOUNGE 17'1" x 15'6" (5.2m x 4.72m)

Lovely large reception room with ceiling spot and open chimney breast. Open access leads through to the kitchen plus basement area

## BASEMENT

Keeping cellar

### KITCHEN 9'3" x 8'9" (2.82m x 2.67m)

Modern kitchen with a selection of wall and base units, worktops with tiled splash back, sink and drainer. Integrated fridge freezer, oven, hob and extractor. Plumbing for washer

## FIRST FLOOR

Landing area with large store cupboard and loft access via pull down ladder

## LOFT

Good size storage area

### BEDROOM ONE 12'2" x 9'8" max (3.7m x 2.95m max)

### BEDROOM TWO 12'2" x 6'8" max (3.7m x 2.03m max)

## BATHROOM

Contemporary suite with shower over bath and screen, sink and W.C. Fully tiled

## OUTSIDE

Block paved area to the front which can provide off road parking or garden space

## 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.

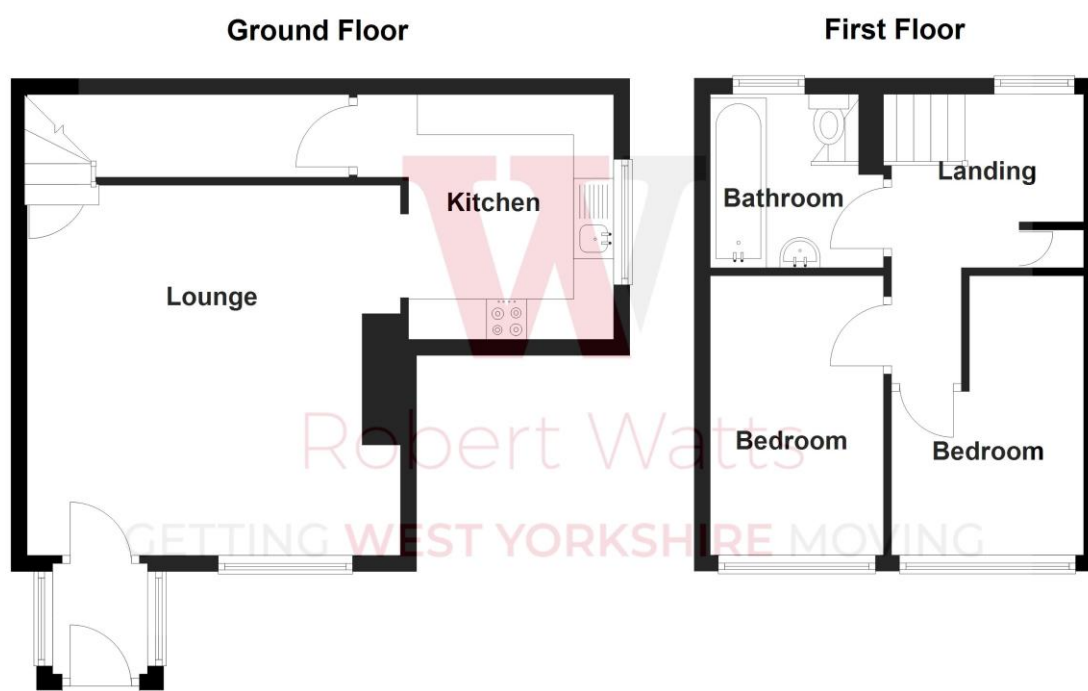
## UNREGISTERED DISCLAIMER

This property is unregistered at the land registry. First registration will take place on the purchase. Please take advice from your legal advisor for further information

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		