



9 Beechwood Grove, Wibsey, Bradford, BD6 3AE

**** LOOKING TO 'MAKE YOUR OWN MARK' ON YOUR NEXT HOME? THIS IS THE ONE **** Offered with NO CHAIN is this stone built INNER TERRACED HOUSE which offers spacious accommodation throughout and boasts many traditional period features. In need of some modernisation throughout and briefly comprising: Entrance porch, vestibule and hallway, TWO RECEPTION ROOMS with large basement and kitchen area (in need of replacement). TWO DOUBLE BEDROOMS PLUS LARGE ATTIC BEDROOM and family bathroom. Gardens to the front and rear which has potential to create off road parking (subject to permissions). There is plenty to offer and great potential to create additional living space. Well placed for all the amenities Wibsey has to offer and strongly worth an internal inspection.

£165,000

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ENTRANCE PORCH

Leading to the vestibule and hallway

ENTRANCE HALLWAY

With traditional coving and period features

LOUNGE 11'5" x 11'8" (3.48m x 3.56m)

Feature fireplace

SITTING ROOM 15'2" x 12'5" (4.62m x 3.78m)

Large reception room with access to the basement

BASEMENTS

Two rooms that could be utilised, with power and light - 15'3" x 9'0" and 8'10" x 6'7"

KITCHEN 5'4" x 8'10" (1.63m x 2.7m)

Wall and base units, plumbing for washer and gas cooker point. Rear door

FIRST FLOOR

BEDROOM ONE 15'2" x 11'11" (4.62m x 3.63m)

BEDROOM TWO 9'10" x 10' (3m x 3.05m)

BATHROOM

Three piece white suite

ATTIC ROOM 19'3" (5.87) max overall x 15'2" (4.62)

Large room with Velux window which many neighbouring properties have split

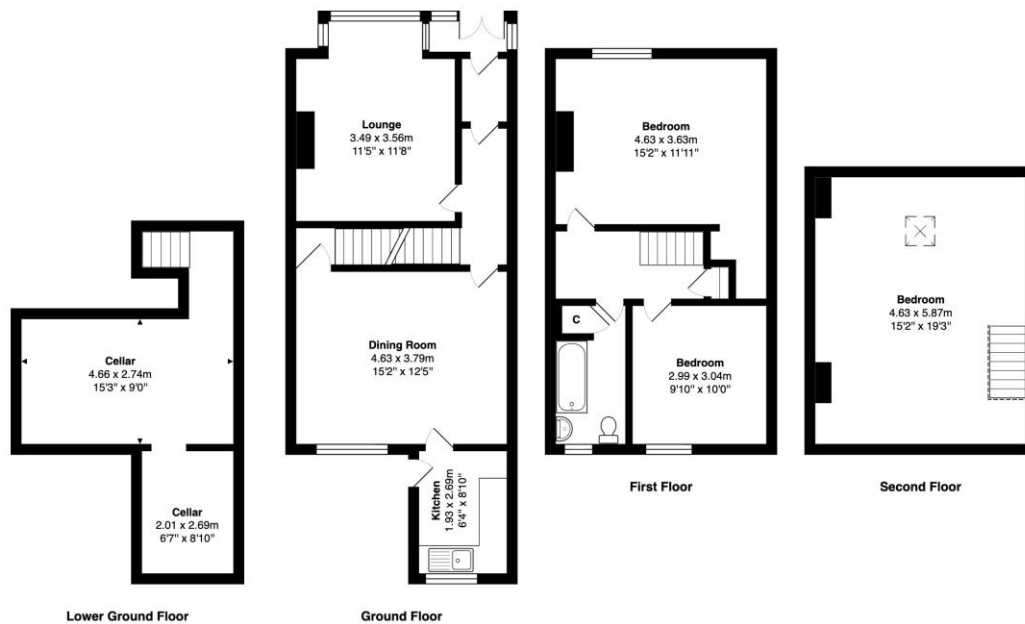
OUTSIDE

Garden to the front, paved garden area to the rear

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: 135.5 m² ... 1459 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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