



6 Braine Croft, Wibsey, Bradford, BD6 2JF

Competitively Priced and Offered with NO CHAIN! Modern SEMI DETACHED forming part of this ever popular HASLAM HOMES development on the outskirts of Wibsey. Currently providing TWO BEDROOM accommodation which we feel will appeal to ALL buyers and urge EARLY ARRANGEMENT OF A VIEWING. Further benefits include: GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, Drive leading to GARAGE, PLEASANT GARDENS.

£135,000

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ENTRANCE HALLWAY

With W.C off

LOUNGE 14'5" x 10'2" (4.4m x 3.1m)

Patio doors leading to rear garden and under stairs store cupboard

KITCHEN 11'7" x 7'5" (3.53m x 2.26m)

Range of modern wall and base units. Worktops and sink unit. Plumbing for washer

FIRST FLOOR LANDING

Access to loft

BEDROOM ONE 14'5" x 8'5" (4.4m x 2.57m)

Two windows

BATHROOM

Modern white suite with shower over bath, sink and W.C. Part tiled walls

BEDROOM TWO 10'6" (3.20) plus recess x 7'6" (2.29)

Two windows and useful storage cupboard

OUTSIDE

Open aspect to the front, enclosed lawned rear garden. Driveway and garage

FURTHER INFORMATION

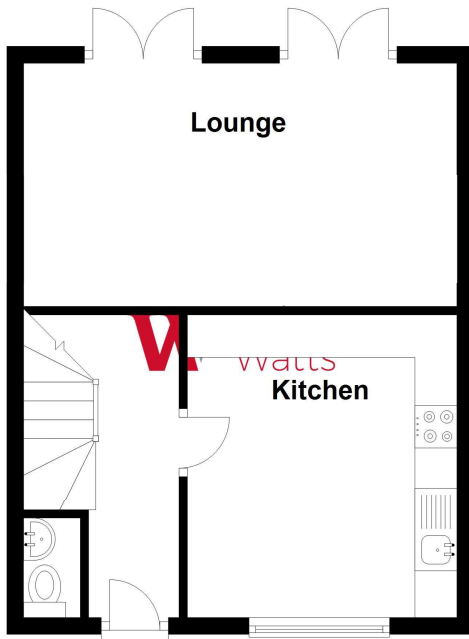
Council Tax - Band A

Tenure - Freehold

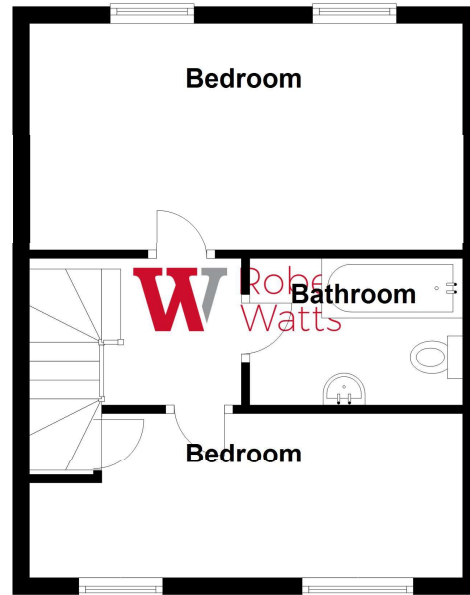
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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