



## 2 School Lane, Wibsey, Bradford, BD6 1QX

**\*\* OFFERED WITH NO CHAIN\*\*** CHARMING AND VERY WELL PRESENTED PROPERTY which we feel will appeal to a variety of buyers including First Time Buyers. Currently providing ONE DOUBLE BEDROOM ACCOMMODATION. Situated in the Heart of Wibsey with convenient access to all village amenities. Internal viewing is a must to fully appreciate. Benefits include UPVC Double Glazing and Pleasant Low Maintenance Garden Area.

85,000

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### **ENTRANCE HALL**

Stairs leading to first floor

### **LOUNGE 11'3" (3.43) x 10'4" (3.15) plus 6'10" (2.08) x 6'2" (1.88)**

'L' shaped living area with feature fireplace opening through to kitchen.

### **KITCHEN 10'5" x 5'11" (3.18m x 1.8m)**

Fitted kitchen with an array of wall and base units, worktops with tiled splashback sink and drainer, oven hob and extractor, plumbing for washer, access to the cellar.

### **LANDING**

With built in cupboard

### **BEDROOM 16'9" x 10' max (5.1m x 3.05m max)**

### **BATHROOM**

Three piece white suite with shower over bath, sink and w/c.

### **OUTSIDE**

Garden area to the front

### **FURTHER INFORMATION**

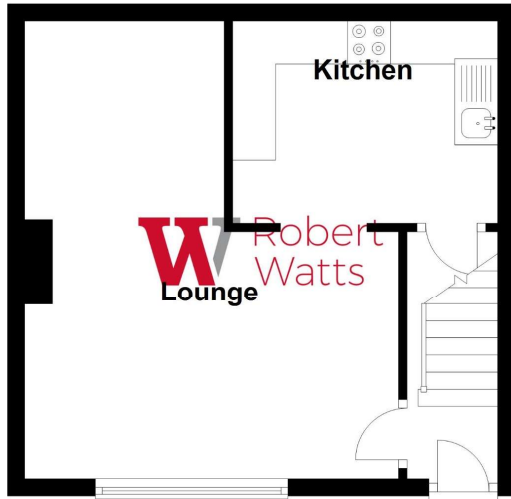
Council Tax - Band A

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+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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