



2 The Meadows, Wibsey, Bradford, BD6 1LF

**** SUPERB TWO BEDROOM RETIREMENT APARTMENT ** 75% SHARE ** OVER 55'S ONLY ** SOUGHT AFTER LOCATION ** WARDEN CONTROLLED DEVELOPMENT **** Situated in this popular and sought after location just on the outskirts of Wibsey Village. Two bedroom GROUND FLOOR apartment with spacious accommodation comprising of Private entrance Hallway, Lounge, Dining kitchen, two bedrooms and shower room. Very pleasant maintained grounds. **VIEWING ADVISED**

£78,750

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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ENTRANCE VESTIBULE

Own private entrance vestibule with door to the living accommodation

LOUNGE 12'9" x 10'9" (3.89m x 3.28m)

Lounge with window and radiator enjoying a pleasant outlook

KITCHEN 15'1" x 12'9" (4.6m x 3.89m)

Fitted with a range of kitchen units, worktops, inset sink and drainer. Built in hob and oven, plumbing for washer. Space for small dining table and chairs

BATHROOM

Oversized shower cubicle, sink and W.C

BEDROOM ONE 11'6" x 9'7" (3.5m x 2.92m)

BEDROOM TWO 9'7" x 6'4" (2.92m x 1.93m)

OUTSIDE

Situated in this pleasant location with maintained gardens and grounds. Parking space and off road parking

LEASEHOLD

N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

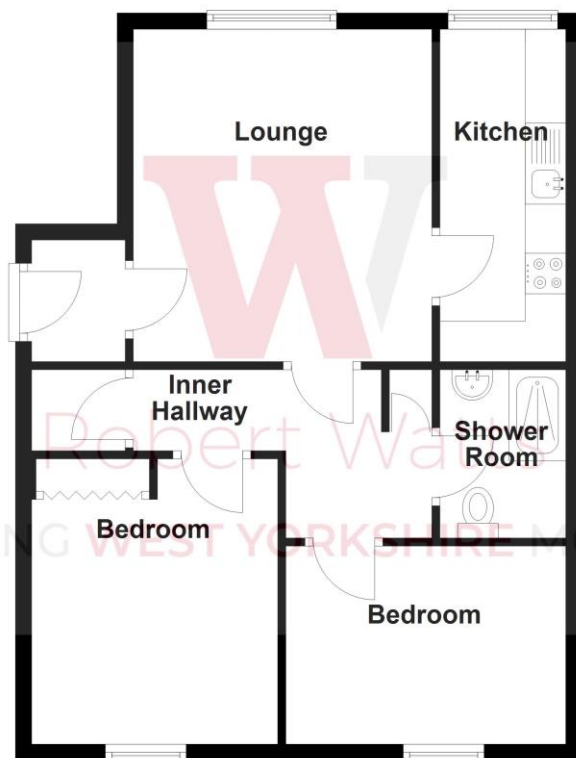
PROBATE

The property is being sold via probate therefore some information may be limited.


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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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