



16 The Meadows, Wibsey, Bradford, BD6 1LF

NO CHAIN Forming part of this highly regarded Anchor Housing over 55's 'retirement' development. We feel this **READY TO MOVE INTO, TRUE BUNGALOW** will appeal to a variety of buyers and urge early arrangement of a viewing to fully appreciate. Offered for sale at a realistic price which is for a 50% share, (remainder owned by Anchor housing). Further benefits include GCH, uPVC DG, OFF ROAD PARKING, 24 HOUR EMERGENCY ALARM CALL SERVICE and SERVICES OF ESTATE MANAGER.

£62,500

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ENTRANCE HALLWAY Two useful store cupboards

LOUNGE 14' x 11'7" (4.27m x 3.53m)

KITCHEN 10' x 7'2" (3.05m x 2.18m)

Selection of wall and base units. Worktops, sink and drainer. Oven, hob and extractor. Plumbing for washer

BEDROOM ONE 12'2" x 10'7" (3.7m x 3.23m)

BEDROOM TWO 8'7" x 8'3" (2.62m x 2.51m)

SHOWER ROOM Modern shower room with oversize walk in shower. Vanity sink unit and W.C

OUTSIDE Pleasant gardens to the front, parking bay and well maintained communal gardens to the rear

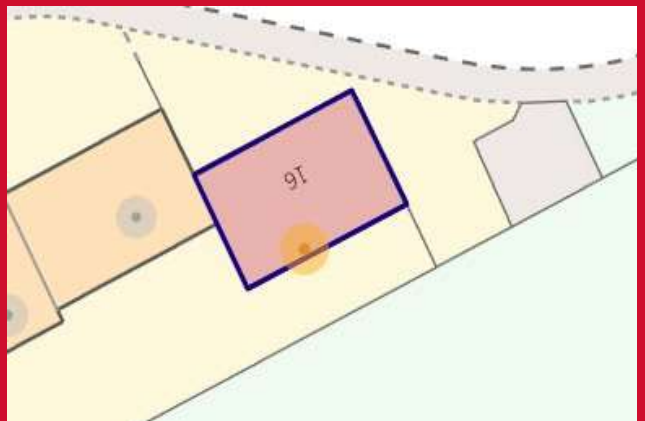
FURTHER INFORMATION Council Tax - Band B

Tenure - Freehold

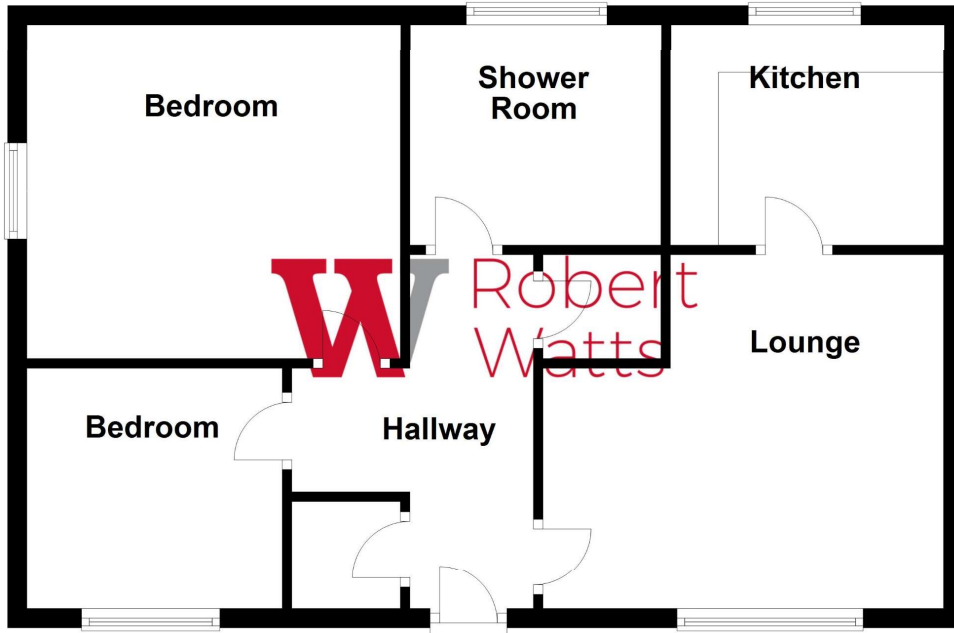
PLEASE NOTE Only 50% is available for purchase. Remaining 50% is by rent at £82.37 payable monthly.

Services Charges are £166.50 per month

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



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		
(81-91) B		89
(69-80) C	73	
(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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