



13 Briggs Place, Wibsey, Bradford, BD6 3AX

*** OFFERED WITH NO CHAIN ** Charming EXTENDED Grade II listed rear cottage. We feel this quaint property will appeal to a variety of buyers, especially those looking to get on the housing ladder or downsizing. Having an abundance of character and charm, of which the current owners have maintained and enhanced, briefly comprising of Lounge with feature wood burner stove, dining area, kitchen with useful cellar, ONE DOUBLE BEDROOM plus an OCCASSIONAL ROOM/STUDY. Externally there are manageable gardens with permanent built workshop and W.C. Occupying an ENVIABLE 'TUCKED AWAY' PLOT, yet offers access to the amenities of Wibsey village. The property has undergone vast amounts of improvements over recent years. Contact our Wibsey office to arrange YOUR VIEWING and avoid disappointment.

£92,500

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ACCESS INTO SUN ROOM / DINING ROOM 10' x 5'4" (3.05m x 1.63m)

LOUNGE 17'2" x 11'1" (5.23m x 3.38m)

Feature Mullion windows. Open fireplace housing wood burner stove. Exposed beams with ornate carvings and stairs leading to first floor

KITCHEN 12'6" x 3'10" (3.8m x 1.17m)

A selection of wall and base units. Worktops and gas cooker point. Access to the cellar

CELLAR

Useful storage area

LANDING

Access to the loft

BEDROOM ONE 10' x 9'3" (3.05m x 2.82m)

Wardrobes into alcoves and period wood window seat.

OCCASIONAL ROOM 7'5" x 5'1" (2.26m x 1.55m)

No window, ideal for home office/dressing room

SHOWER ROOM

Three piece white suite comprising of shower cubicle with screen. W.C, sink and store cupboard

OUTSIDE

Low maintenance garden with raised beds. Permanent built outhouse/workshop 11' x 5'2 with power and light and plumbing for washer. Currently utilised as a utility area. Attached is an additional outhouse having W.C.

N.B Neighbouring property has access rights through

FURTHER INFORMATION

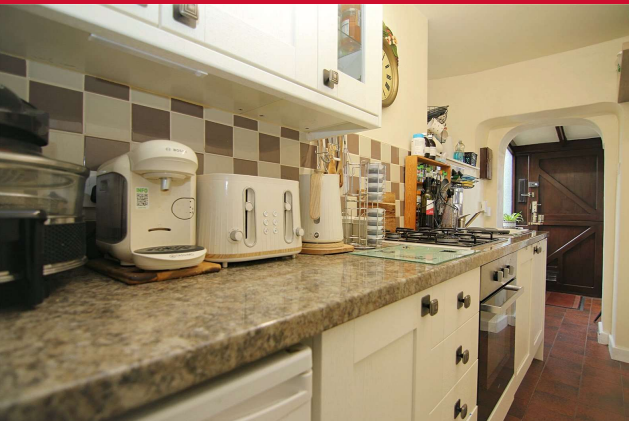
Council Tax - Band A

Tenure - Freehold

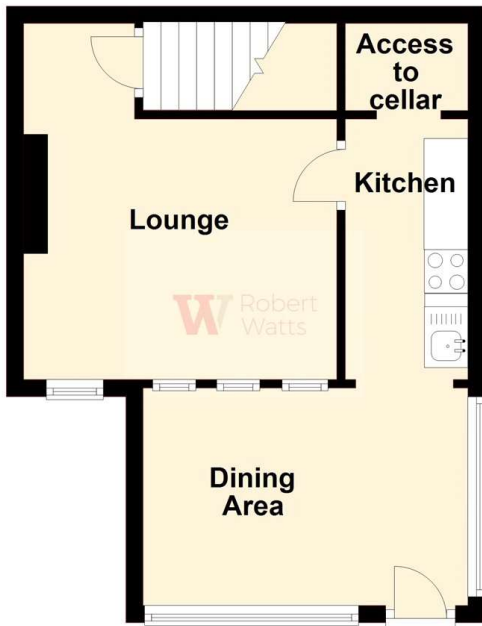
GRADE II DISCLAIMER

NB: THE UPVC CURRENTLY INSTALLED IN THIS PROPERTY IS NON COMPLIANT WITH GRADE II LISTING REQUIRMENTS. WE ADVISE YOU TO CLARIFY WITH YOUR SOLICITOR.

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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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