



## **26 Sanderson Avenue, Wibsey, Bradford, BD6 1QQ**

**\*\* OFFERED WITH NO CHAIN \*\*** Spacious two bedroom first floor apartment, being one in a block of only four and situated in this very popular modern development just on the outskirts of Wibsey Village. Set within well maintained grounds with allocated and ample visitors parking. Upvc double glazing and gas central heating system the accommodation comprises of, communal entrance hallway, private entrance hall, lounge, modern kitchen, bathroom and two good sized bedrooms. We feel this is an ideal purchase for first time purchasers, professional couples or those looking to downsize. **VIEWING ADVISED**

**£95,000**

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## **COMMUNAL ENTRANCE**

With individual door key and post box

## **ENTRANCE HALLWAY**

With loft access

## **LOUNGE 16'2" x 10'1" (4.93m x 3.07m)**

Pleasant outlook

## **KITCHEN 10'7" x 5'5" (3.23m x 1.65m)**

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

## **BEDROOM ONE 10'2" x 11'2" (3.1m x 3.4m)**

Built in wardrobes

## **BEDROOM TWO 9'4" x 8'9" (2.84m x 2.67m)**

## **BATHROOM**

Double ended bath with shower over, sink and W.C

## **OUTSIDE**

Communal gardens, allocated parking and several visitor parking spaces

## **FURTHER INFORMATION**

Council Tax - Band B

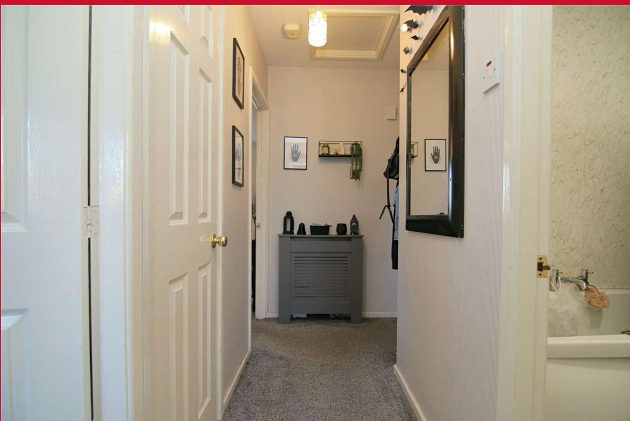
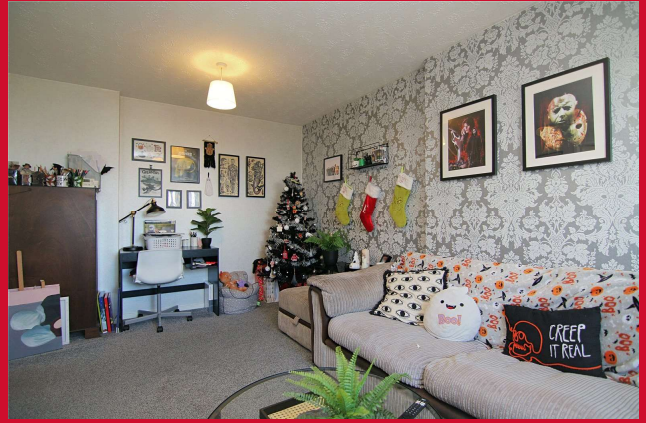
Tenure - Leasehold

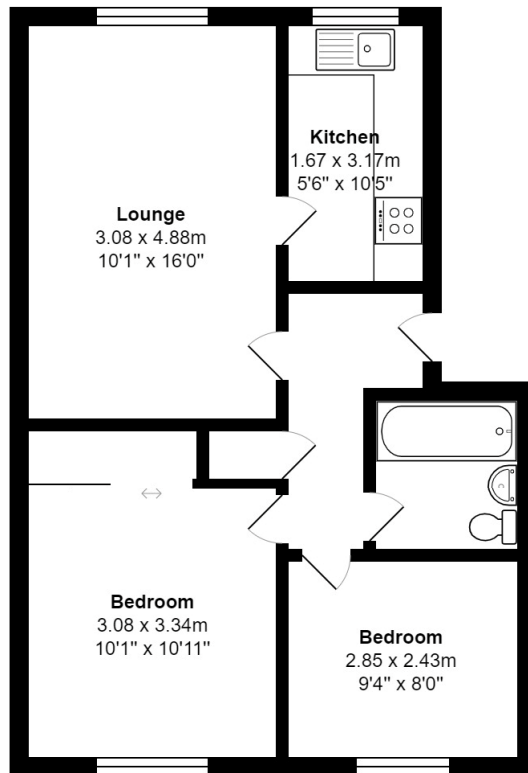
## **LEASEHOLD**

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.

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

Total Area: 50.1 m<sup>2</sup> ... 539 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</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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