



## **162 St. Enochs Road, Wibsey, Bradford, BD6 3BU**

**\*\* LARGER THAN EXPECTED \*\* VIEWING STRONGLY ADVISED \*\*** Stone built property, situated within this most convenient of localities which is ideal for many amenities Wibsey Village has to offer, schools and transport links. Briefly comprising: entrance vestibule, lounge, large dining kitchen, TWO DOUBLE BEDROOMS and modern wet room. Benefitting further from GCH, DG, courtyard gardens to the rear. WE feel this will suit a large variety of buyers and strongly urge early arrangement of viewing.

**£150,000**

# 162 St. Enochs Road, Wibsey, Bradford, BD6 3BU

## ENTRANCE HALL

Stairs to first floor

## LOUNGE 12'6" x 17' (3.8m x 5.18m)

Feature fireplace housing gas fire and traditional coving

## KITCHEN 15'3" x 13' (4.65m x 3.96m)

A great size dining kitchen with stunning Yorkshire stone flooring. Selection of wall and base units, sink and drainer. Plumbing for washer, freestanding range cooker and door leading to the rear

## FIRST FLOOR

### BEDROOM ONE 12'8" x 14'2" (3.86m x 4.32m)

Large double bedroom with walk in store cupboard overstairs

### BEDROOM TWO 10'7" x 10'7" (3.23m x 3.23m)

Another double bedroom with fitted storage

## WET ROOM

Modern suite, fully tiled with vanity style sink, W.C and walk in shower area

## OUTSIDE

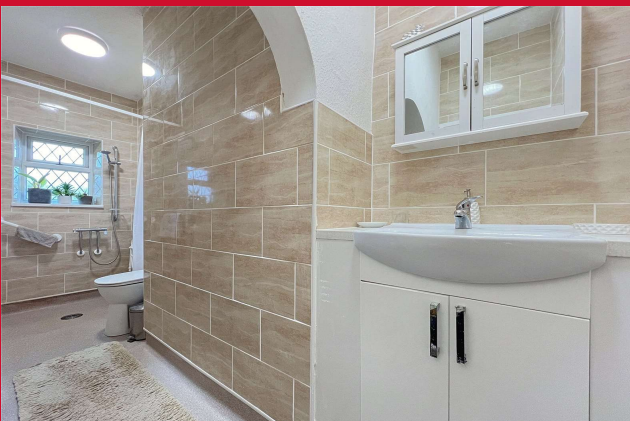
Courtyard area with parking space available

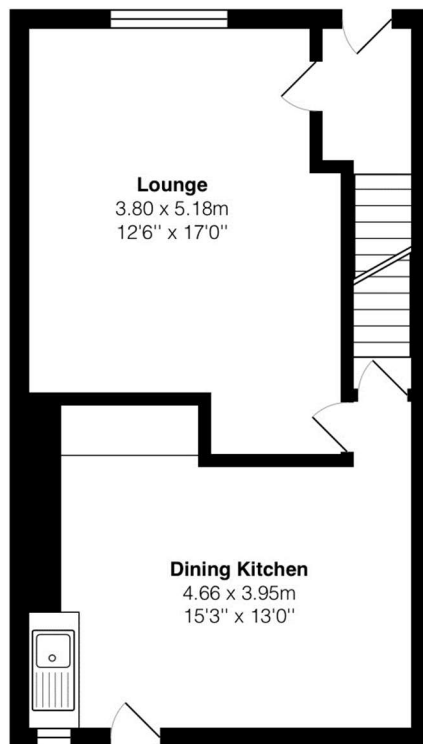
## FURTHER INFORMATION

Council Tax - Band B

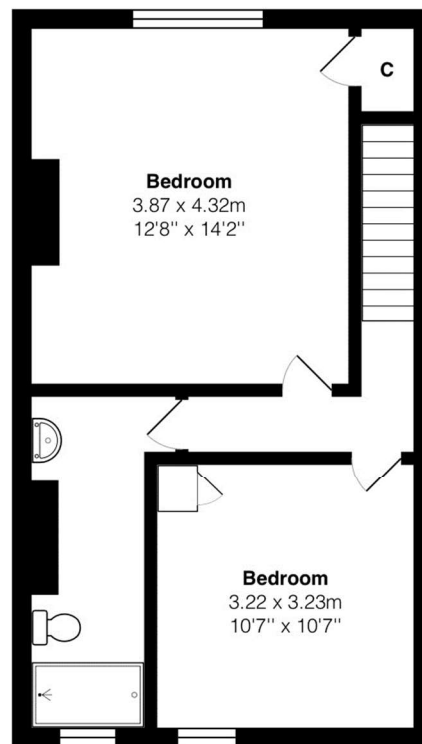
Tenure - Freehold

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

Total Area: 79.6 m<sup>2</sup> ... 857 ft<sup>2</sup>

All measurements are approximate and for display purposes only

