



8 Sharp Street, Wibsey, Bradford, BD6 1LY

**** OFFERED WITH NO CHAIN ** VILLAGE LOCATION ** IDEAL FIRST TIME PURCHASE/BUY TO LET OPPORTUNITY **** Through terraced property situated within this increasingly popular Village of Wibsey having great transport links and many amenities close by. Briefly comprising: lounge, kitchen and basement. **TWO BEDROOMS** and bathroom. **BOOK YOUR VIEWING TODAY**

£80,000

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FURTHER INFORMATION Council Tax - Band A

Tenure - Freehold

ENTRANCE Direct into the lounge

LOUNGE 15'9" x 15'6" (4.8m x 4.72m)

Feature fireplace house gas fire. Provides access to the basement

KITCHEN 7'2" x 8'6" (2.18m x 2.6m)

Fitted kitchen having an array of wall and base units, worktops with sink and drainer, free standing cooker and plumbing for washer

FIRST FLOOR

BEDROOM ONE 15'6" x 10'4" (4.72m x 3.15m)

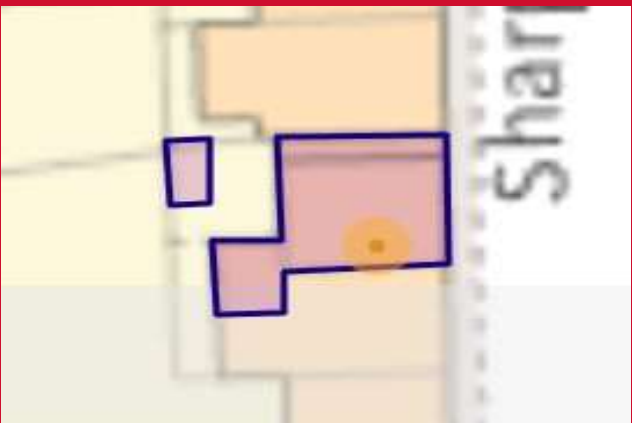
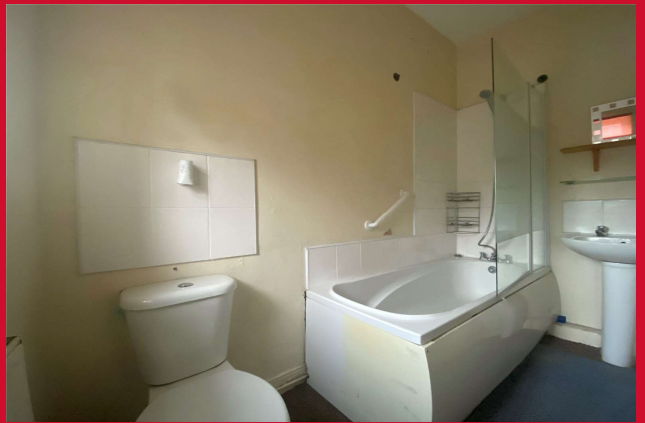
Useful over stair store cupboard

BEDROOM TWO 7'6" x 9'5" (2.29m x 2.87m)

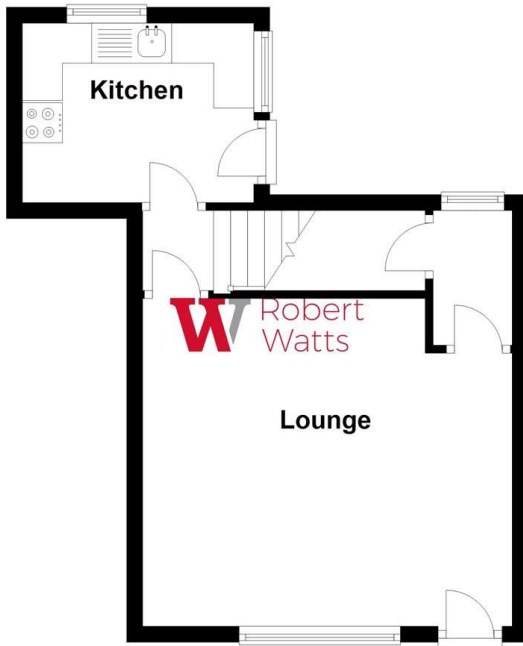
BATHROOM Three piece white suite with mixer shower tap.

OUTSIDE small yard area to rear

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		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(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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