



27 The Meadows, Wibsey, Bradford, West Yorkshire, BD6 1LF

**** TWO BEDROOM RETIREMENT BUNGALOW ** 75% SHARE **** Situated on this sought after development just on the outskirts of Wibsey Village and the required amenities on offer. The Development known as 'The Meadows' is a retirement complex all of a similar nature and is Warden controlled. Set within well maintained grounds, this Bungalow has open aspect to the rear and comprises of entrance hall, lounge, dining kitchen, two bedrooms and MODERN shower room. Double glazing and gas central heating. **** VIEWING ADVISED ****

£93,750

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

27 The Meadows, Wibsey, Bradford, West Yorkshire, BD6 1LF

ENTRANCE HALLWAY With 2 large store cupboards and loft access

LOUNGE 11'6" x 14'5" (3.5m x 4.4m)

Two windows and pleasant outlook onto wooded area.

KITCHEN 10'9" x 7'2" (3.28m x 2.18m)

Fitted kitchen incorporating a range of wall and base units, worktops with sink and drainer, oven hob and extractor, plumbing for washer

BEDROOM ONE 12'1" x 11'1" (3.68m x 3.38m)

BEDROOM TWO 8'6" x 8'1" (2.6m x 2.46m)

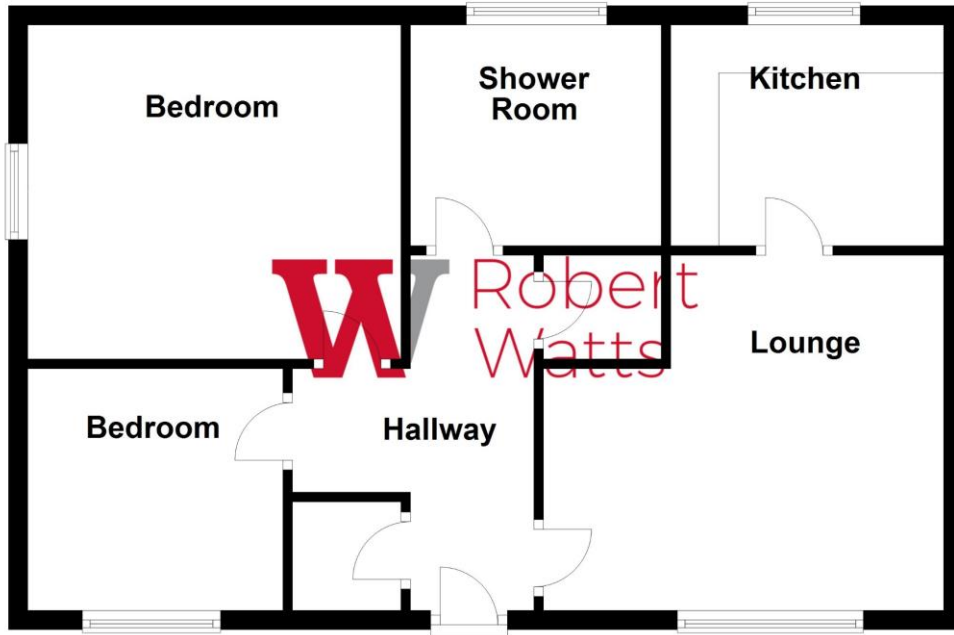
SHOWER ROOM Large modern shower room

OUTSIDE Well maintained communal gardens and parking

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		88
(69-80) C	72	
(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	

01274 601119
 wibsey@robertwatts.co.uk
robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark