



53 Lime Vale Way, Wibsey, Bradford, BD6 3DW

**** OFFERED WITH NO CHAIN ** ATTENTION FIRST TIME BUYER'S - WELL PRESENTED MODERN TOWN HOUSE** which provides TWO BEDROOM accommodation. Ideal purchase for first time buyer's as situated close to Transport links, local amenities Schools. The property is located on this popular development by Miller Homes/Fairclough and benefits include Gas Central Heating, UPVC Double Glazing, Gardens and allocated parking. **EARLY VIEWING RECOMMENDED!**

£129,950

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

53 Lime Vale Way, Wibsey, Bradford, BD6 3DW

ENTRANCE HALL

With downstairs W.C

LOUNGE 12'10" x 12' (3.9m x 3.66m)

KITCHEN 8'8" x 12'10" (2.64m x 3.9m)

Selection of wall and base units. Worktops with splash back tiled walls, sink and drainer. Oven, hob, extractor and plumbing for washer. Tiled floor and patio doors to rear garden

BEDROOM ONE 11'6" x 12'11" max (3.5m x 3.94m max)

BEDROOM TWO 8'11" x 6'4" (2.72m x 1.93m)

BATHROOM

Three piece white suite with shower over bath, sink and W.C. Tiled floor

OUTSIDE

Open aspect to the front and garden to the rear. Allocated parking

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.

MORTGAGES

We recommend The Mortgage Maestro, who are independent mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment contact us today.

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.





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
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 nea | propertymark