



9 Bradlaugh Terrace, Wibsey, Bradford, BD6 1JY

**** SUPERB FIRST TIME PURCHASE ** OFFERED WITH NO CHAIN **** Tucked away in the heart of Wibsey Village is this traditional stone build inner terraced property which we feel will appeal to all first time buyers or those looking to downside. Currently providing TWO BEDROOM accommodation and enhanced further with GCH, DG and unexpected LARGER THAN AVERAGE gardens to the front and rear. Well placed for all of Wibsey amenities, public transport links and commute via the M606/M62 motorway.

£125,000

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ENTRANCE

Direct into the lounge

LOUNGE 15'10" x 14'6" (4.83m x 4.42m)

Good size lounge with enclosed stairs leading to the first floor

KITCHEN 12'8" x 5'10" (3.86m x 1.78m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Oven, hob, extractor and plumbing for washer. Door leading to the rear

FIRST FLOOR

Landing area

BEDROOM ONE 13'2" x 11'1" (4.01m x 3.38m)

BEDROOM TWO 10'1" x 7'5" (3.07m x 2.26m)

BATHROOM

Three piece suite with shower over panelled bath, sink and W.C

OUTSIDE

Low maintenance fore garden. Additional large gardens mainly paved to lawn with hard standing seating area. Access passage to the rear

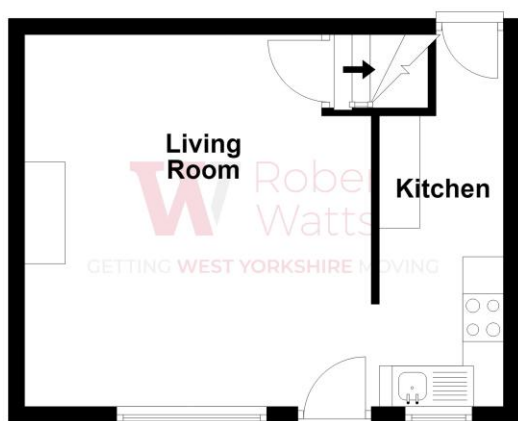
BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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



9 Bradlaugh Terrace

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		