



## 4 Acre Court, Wibsey, Bradford, BD6 1LT

**\*\* OFFERED WITH NO CHAIN\*\* SHOW HOME STANDARD \*\*** Stunning throughout is this FIRST FLOOR apartment situated within Wibsey Village. Currently providing TWO DOUBLE BEDROOMS, spacious lounge, well equipped kitchen, EN-SUITE BATHROOM and additional SHOWER ROOM. Benefitting further from communal parking and gardens, intercom access and alarm. We feel this will suit many buyers from those looking to downsize, young family and first time buyers. Ideal for all the village amenities and commute to neighbouring towns and cities. **ONLY UPON INTERNAL INSPECTION WILL THIS APARTMENT BE FULLY APPRECIATED**

£124,950

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### ENTRANCE

Access via intercom into communal entrance hall with staircase leading to first floor. Entrance hall has loft access, electric wall heater, store cupboard and water cylinder

### LOUNGE 15'3" x 14'4" (4.65m x 4.37m)

Juliette balcony and electric wall heater

### KITCHEN 11' x 6'5" (3.35m x 1.96m)

Fitted kitchen with a range of wall and base units. Integrated fridge freezer and washer. Built in sink and drainer with mixer shower tap and worktops. Built in electric oven and hob with stainless steel extractor. Splash back tiled walls and electric wall heater

### BEDROOM ONE 14'2" (4.32) x 10'2" (3.1) into wardrobe

Fitted wardrobes and electric wall heater

### EN-SUITE

Three piece suite with shower over panelled bath, sink and W.C. heated towel rail, part tiled walls and extractor

### BEDROOM TWO 11'1" x 7'9" (3.38m x 2.36m)

Electric wall heater

### SHOWER ROOM

Three piece suite with shower cubicle, sink and W.C. Heated towel rail, part tiled walls and extractor

### OUTSIDE

Allocated parking and communal gardens

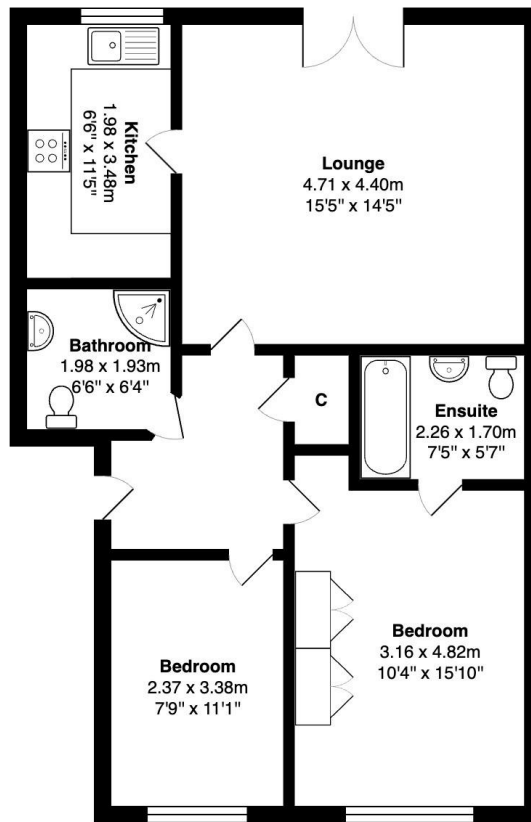
### LEASEHOLD DISCLAIMER

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.

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.



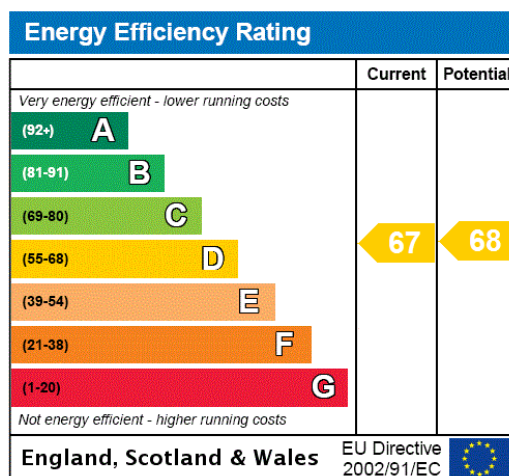




**Ground Floor**

Total Area: 67.6 m<sup>2</sup> ... 728 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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