



75 Reevy Road, Wibsey, Bradford, BD6 3QF

**** VILLAGE LOCATION ** GREAT FIRST TIME PURCHASE** STONE BUILT INNER THROUGH TERRACE ****

Offering spacious accommodation throughout with the scope to create more within the attic space (subject to permissions). This TWO BEDROOM property is an ideal opportunity to get on the property ladder or buy to let investment. Briefly comprising: entrance vestibule leading to lounge, dining kitchen and useful basement. TWO bedrooms and bathroom. Gardens to front and rear. **MUST BE VIEWED TO FULLY APPRECIATE!!**

£133,500

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ENTRANCE VESTIBULE

LOUNGE 13'3" (4.04) max x 12'9" (3.89) max

Good size lounge with feature fireplace

KITCHEN 10'7" x 12'5" max (3.23m x 3.78m max)

Selection of wall and base units. Worktops with breakfast bar, sink and drainer. Splashback tiled walls. traditional fitted units to alcoves and cooker point. Access to cellar

BASEMENT

Good size space with potential to convert (subject to permissions) Belfast sink, power and light

FIRST FLOOR

Landing area with storage cupboards and access to the loft

BEDROOM ONE 12'9" x 9'3" (3.89m x 2.82m)

BEDROOM TWO 7'8" max x 12'7" (2.34m max x 3.84m)

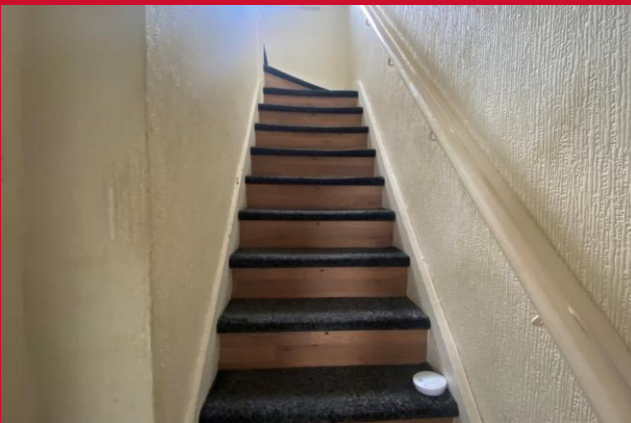
BATHROOM

Three piece suite with mixer shower tap and part tiled walls

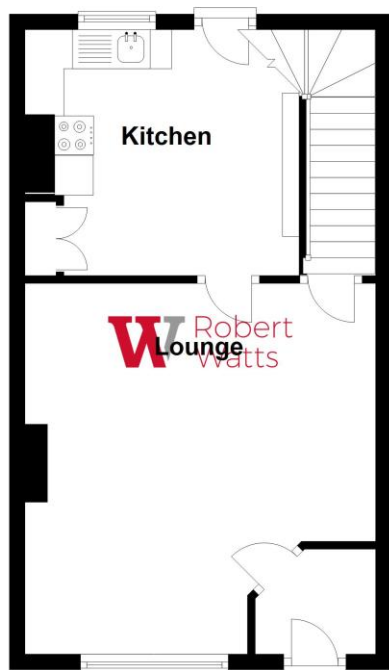
OUTSIDE

Gardens to the front and rear with stone built outhouse

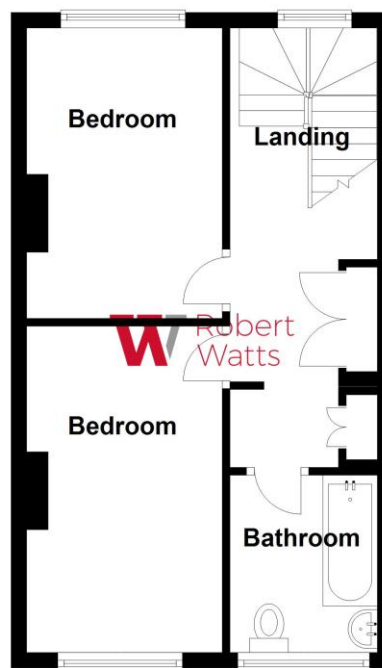
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Total area: approx. 72.3 sq. metres (777.8 sq. feet)

Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

