



135 Reeve Road, Wibsey, Bradford, BD6 3QF

**** WIBSEY VILLAGE LOCATION ** IDEAL FIRST TIME PURCHASE ** SPACIOUS ACCOMMODATION ****

Inner through terraced property ideally situated within the village which is ideal for many amenities, schools, commute and walks through Wibsey Park. Briefly comprising: entrance porch, lounge and dining kitchen. TWO DOUBLE BEDROOMS (which could easily become three) and house bathroom. Benefitting further from GCH and DG. There are pleasant gardens to the front and rear. Viewing advised

£140,000

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ENTRANCE PORCH

LOUNGE 14' x 12'8" (4.27m x 3.86m)

With Bay window and feature fireplace

DINING KITCHEN 14' x 11'5" (4.27m x 3.48m)

Fitted kitchen with an array of wall and base units finished in white, sink and drainer. Oven, hob and extractor, plumbing for washer and under stair cupboard

FIRST FLOOR

BEDROOM ONE 18'2" x 10'8" (5.54m x 3.25m)

Large main bedroom with built in wardrobes. Two windows allowing plenty of natural light. Neighbouring properties have split this room

BEDROOM TWO 11'3" x 8'6" (3.43m x 2.6m)

Another good size double bedroom

HOUSE BATHROOM

Three piece white suite with mixer shower tap, bath, sink and W.C

OUTSIDE

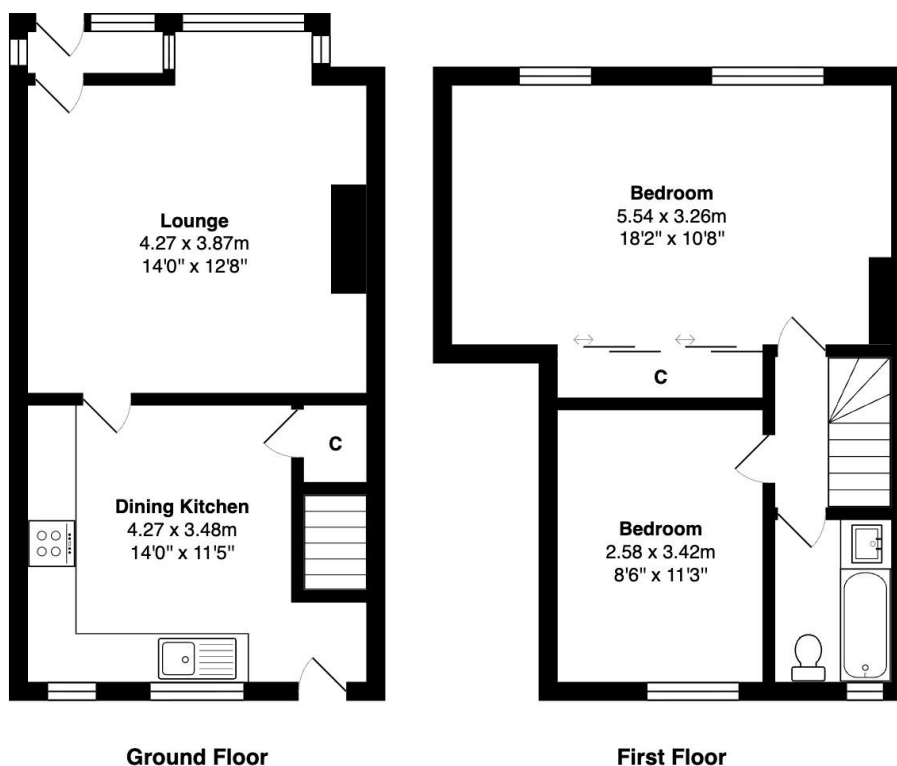
Large gardens to the front with potential to create off road parking (subject to permissions) and pleasant gardens to the rear

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.





Total Area: 70.4 m² ... 758 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		