



20 Croft Street, Wibsey, Bradford, BD6 1LU

**** EXCELLENT PROPERTY FOR FIRST TIME BUYERS ** GOOD BUY TO LET INVESTMENT **** Offered with NO CHAIN is this END REAR TERRACED property situated within this highly sought after village of Wibsey, BD6. Having recently been redecorated throughout, new appliances in the kitchen and blinds throughout, we feel this will appeal to many buyers looking to step on the housing ladder or investment. Briefly comprising: lounge, kitchen, TWO BEDROOMS and bathroom, benefitting further from GCH, DG and garden to the front. Ideal for many of the village amenities, public transport links to Bradford/Halifax plus Motorway commute via M606/M62.

£99,950

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **T** @robertwatts_

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ENTRANCE Direct access into the lounge

LOUNGE 15'2" x 14'9" max (4.62m x 4.5m max)

'L' shaped with feature fireplace and surround

KITCHEN 5'9" max x 8'3" (1.75m max x 2.51m)

Selection of wall and base units. Worktops, sink and drainer. Oven hob, extractor. Plumbing for washer and access to the cellar

FIRST FLOOR

BEDROOM ONE 12'5" x 9'9" max (3.78m x 2.97m max)

Built in wardrobes plus additional cupboard

BEDROOM TWO 10'8" (3.25) x 5' (1.52) plus recess

BATHROOM

Three piece white suite with part tiled walls

OUTSIDE

Pleasant garden area to the front with raised bedding area

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



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		
(81-91) B		89
(69-80) C	70	
(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	

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