



## **30 Pot House Road, Wibsey, Bradford, BD6 1UD**

**\*\* VILLAGE LOCATION \*\*** Viewing is highly advised for this lovely SINGLE STORY END TERRACED COTTAGE offering well presented accommodation. Briefly comprising: entrance vestibule leading through to lounge, separate kitchen, shower room, DOUBLE BEDROOM PLUS ATTIC ROOM (via fixed stair). Offered with NO CHAIN we feel this is an ideal cottage for those looking to downsize. Additional benefits include pleasant gardens to front with garden shed and parking area. Situated within Wibsey Village, ideal for the local amenities, walks into Wibsey Park and good commuter links. VIEWING ADVISED

**£135,000**

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### PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited.

### ENTRANCE VESTIBULE

Leading through into the lounge

### LOUNGE 15'7" x 9'10" (4.75m x 3m)

Feature fireplace housing gas fire. Open arch leading to the kitchen and stairs to the attic

### KITCHEN 9'5" x 4'10" (2.87m x 1.47m)

Selection with a wall and base units. Worktops, sink, oven and hob. Plumbing for washer, partial glass brick wall allowing plenty of natural light

### BEDROOM 10'1" x 8'8" (3.07m x 2.64m)

### SHOWER ROOM

Walk in shower with sink and W.C

### ATTIC ROOM 14'7" x 6'7" (4.45m x 2m)

Fixed stairs, fully decorated with power and light. Velux window

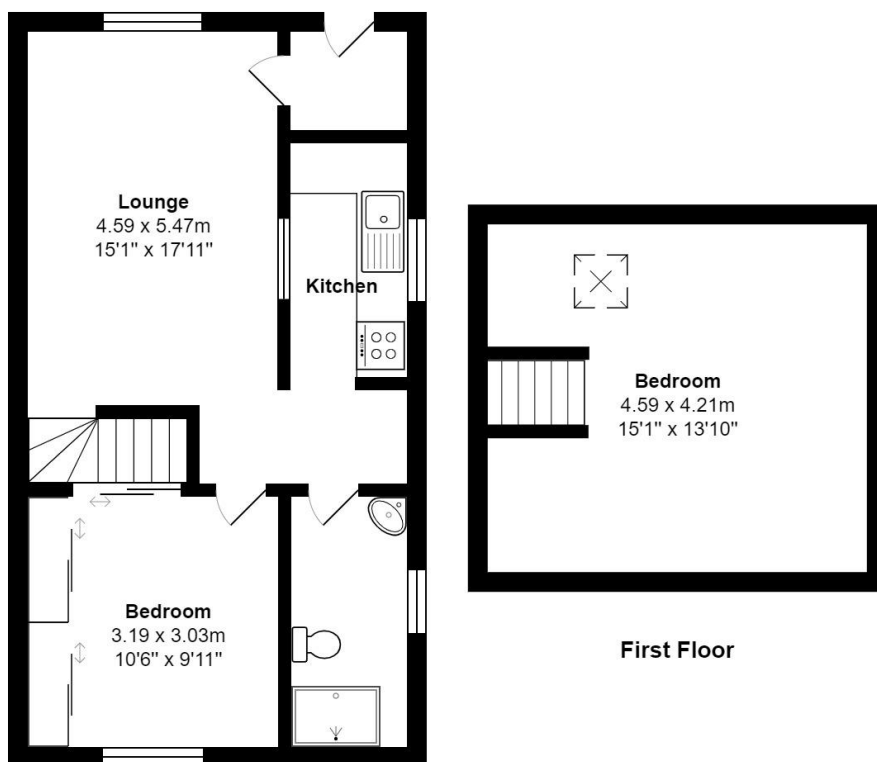
### OUTSIDE

Cottage garden with seating area and parking to the front

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.



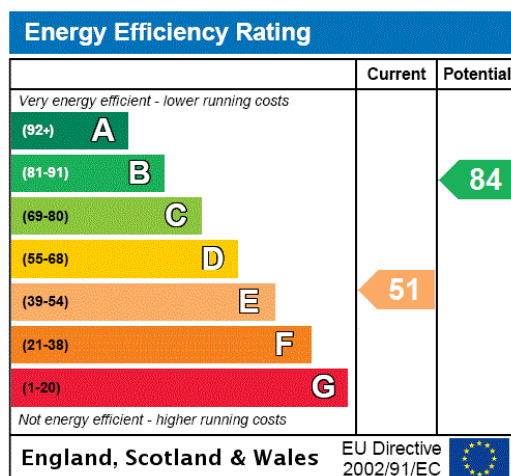




**Ground Floor**

Total Area: 59.1 m<sup>2</sup> ... 636 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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