



45 Acre Lane, Wibsey, Bradford, BD6 1LE

**** OFFERED WITH NO CHAIN ** END TOWN HOUSE WITH GARDENS TO THREE SIDES ** VIEWING STRONGLY ADVISED **** Step inside this WELL PRESENTED THROUGHOUT end town house property situated within this INCREASTNGLY SOUGHT AFTER part of Wibsey, BD6. Briefly comprising: entrance hall, lounge, DINING KITCHEN, THREE BEDROOMS and house bathroom. Benefitting further from GCH and DG the property lends itself to possible extension opportunities (subject to the relevant permissions). Externally are pleasant gardens to three sides, mainly laid to lawn, with an access road leading to a DETACHED GARAGE. Well placed for many of the village amenities, primary schools, commute to Bradford and Halifax, Motorway network and Low Moor train station. We feel this is an excellent purchase for FIRST TIME BUYERS and YOUNG FAMILIES.

£150,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 12'7" x 14'6" (3.84m x 4.42m)

Good size reception room with feature fireplace

BREAKFAST KITCHEN

Selection of wall and base units, worktops incorporating breakfast bar, sink and drainer. Plumbing for washer and space for under counter appliances. Oven hob and extractor. Large pantry area

REAR PORCH

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 11'8" x 9'7" (3.56m x 2.92m)

BEDROOM TWO 11'8" x 9'3" (3.56m x 2.82m)

Cupboard

BEDROOM THREE 9'7" x 5'1" (2.92m x 1.55m)

BATHROOM

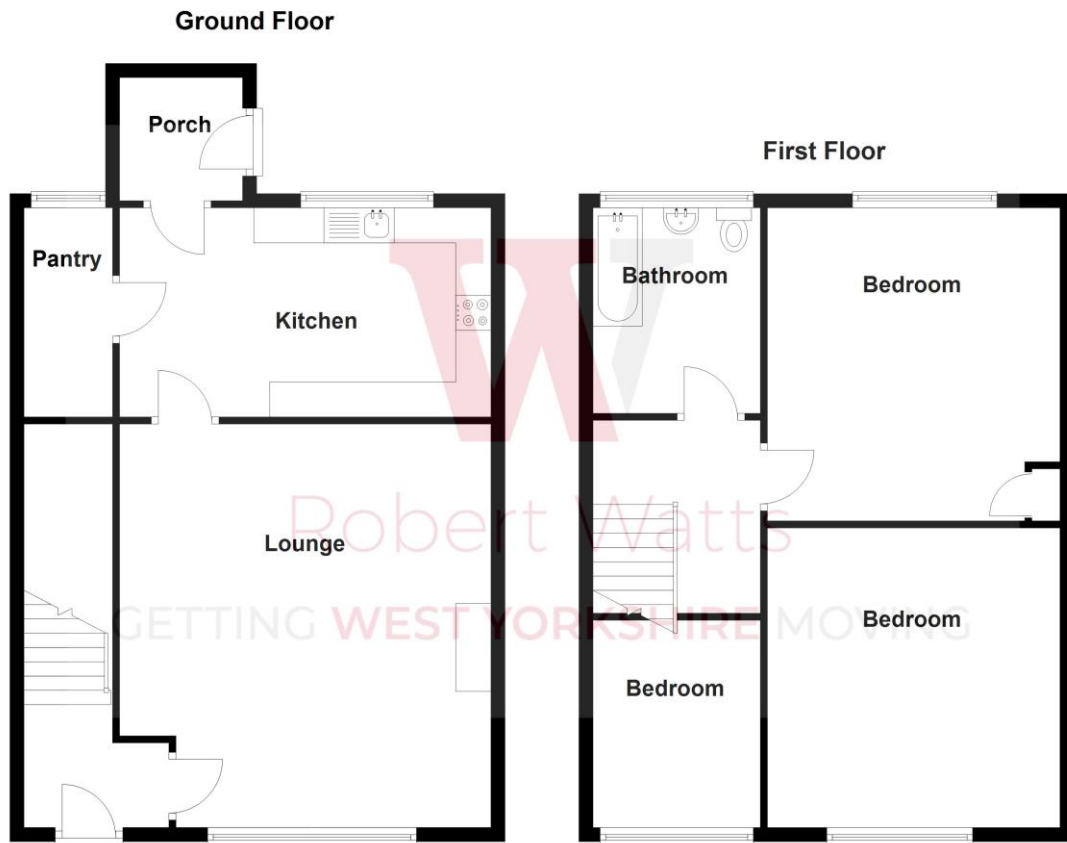
Three piece white suite with shower over, sink and W.C

OUTSIDE

Sat on an enviable plot with good size gardens to the three sides that are mainly laid to lawn. Overgrown access road to the side leading to a detached garage (which is in need of repair)

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.





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