



1 Chapel Fold, Wibsey, Bradford, BD6 1RS

****GUIDE PRICE £150,000 - £160,000** VILLAGE LOCATION **** Tucked away yet within walking distance of the amenities Wibsey Village has to offer is this lovely SINGLE STORY COTTAGE which has IMPRESSIVE outside space, drive PLUS GARAGE. Briefly comprising: entrance porch which leads through to a spacious lounge. kitchen, modern bathroom and TWO BEDROOMS. VIEWING IS STRONGLY ADVISED as we feel this will appeal to a variety of buyers

Guide Price £150,000 - £160,000

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ENTRANCE PORCH Leading through to the lounge

LOUNGE 17'5" x 14'3" (5.3m x 4.34m)

Great size reception room with wall mounted electric fire and windows overlooking the gardens

KITCHEN 11'5" x 10'8" (3.48m x 3.25m)

With an array of wall and base units, worktops with 1 1/2 bowl stainless steel sink unit, oven hob and extractor. Space for fridge freezer and plumbing for washer

INNER HALLWAY

BEDROOM ONE 12'9" max x 10' (3.89m max x 3.05m)

Lovely size bedroom with windows to the front elevation

BEDROOM TWO 10'2" x 6'2" max (3.1m x 1.88m max)

Another good size room

BATHROOM

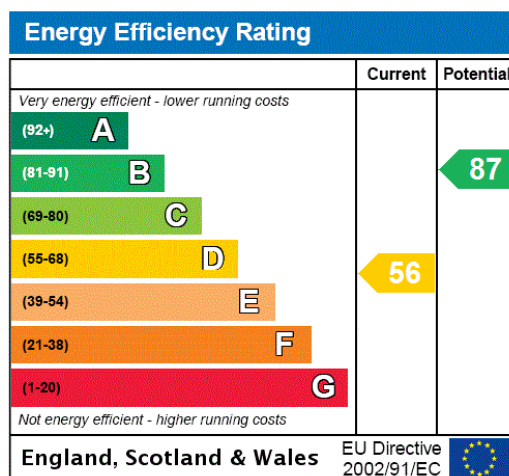
Modern white suite with freestanding roll top bath, sink and W.C. Fully tiled

OUTSIDE

Large outside space, which is a great sun trap! Offers a decked seating area, lawns, driveway and GARAGE. The side and rear have additional garden space which has yet to be utilised

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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