



10 Windmill Hill, Wibsey, Bradford, BD6 3BB

**** IDEAL FIRST TIME PURCHASE/BUY TO LET INVESTMENT OPPORTUNITY **** GOOD SIZE STONE BUILT INNER THROUGH TERRACED HOUSE **** VIEWING IS STRONGLY ADVISED **** Well placed for many amenities, schools and commute is this TWO/THREE BEDROOM property which benefits from GCH, DG and gardens to the front and rear. We feel this will appeal to all buyers and strongly urge early arrangement of viewing.

£139,950

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ENTRANCE VESTIBULE

Leading into lounge

LOUNGE 14'7" x 12'9" (4.45m x 3.89m)

Good size lounge with feature fireplace and vintage style radiator

KITCHEN 9'7" x 7'10" (2.92m x 2.4m)

Fitted kitchen with a selection of wall and base units. Butler style sink within the worktops and splashback tiled walls. Oven, hob and extractor, plumbing for washer

FIRST FLOOR

Landing area

BEDROOM ONE 10'5" (3.18) plus robes x 11'8" (3.56)

Sliding door fitted wardrobes

OCCASIONAL ROOM 8'4" x 5'1" (2.54m x 1.55m)

This room provides access to the attic room

BATHROOM

Three piece suite with double ended bath, shower oven and screen, sink and W.C

ATTIC BEDROOM 14'7" x 12'10" (4.45m x 3.9m)

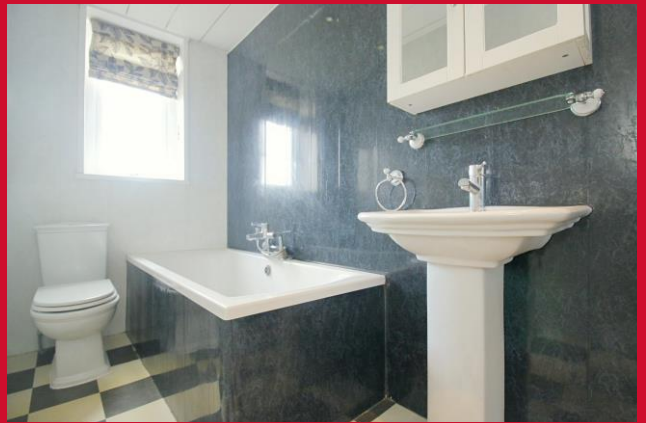
With Velux window

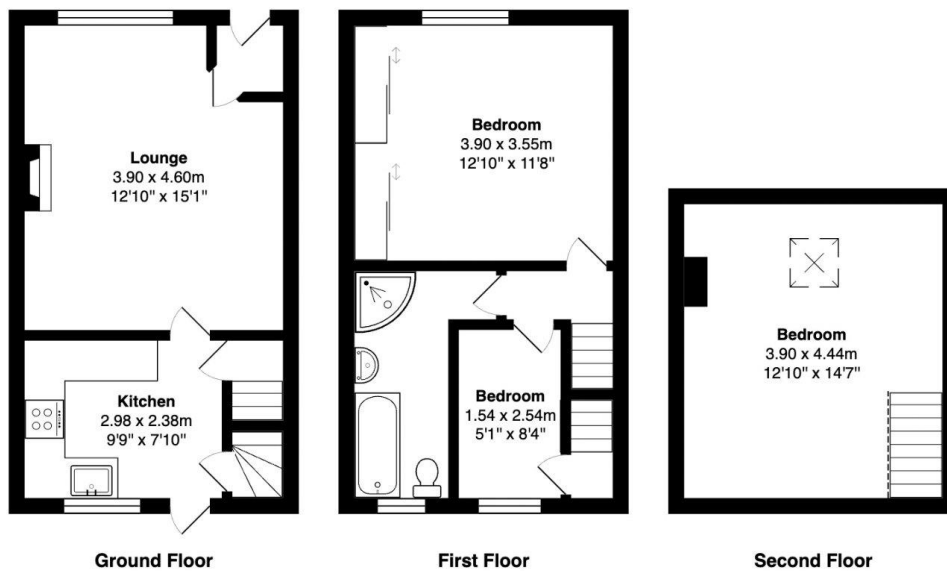
OUTSIDE

Gardens to the front and rear

NOTE 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: 73.1 m² ... 786 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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