



47 Tennyson Road, Wibsey, Bradford, BD6 1TG

** OFFERED WITH NO CHAIN ** VILLAGE LOCATION ** SUPERB FIRST TIME PURCHASE/YOUNG FAMILY HOME ** SPACIOUS THROUGHOUT. Viewing is strongly advised for this DOUBLE FRONTED FRONT TERRACED house which briefly comprises: entrance vestibule, lounge with the large fireplace being the focal part of the room, galley kitchen with plenty of workspace and large basement area. TWO DOUBLE BEDROOMS and FOUR PIECE family bathroom. With the high ceilings and traditional features, the property benefits further from GCH, DG and well maintained garden. Within walking distance for many village amenities, primary schools close by and commute via the Motorway Network M606/M62 a short distance away. SIMPLY MUST BE VIEWED

£125,000

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ENTRANCE VESTIBULE

LOUNGE 16'11" (5.16) x 14'9" (4.5) approx. as irregular shaped room

Lovely size reception room with the feature fireplace being the focal part of the room. Dual aspect windows allowing plenty of natural light.

KITCHEN 17'10" x 6'1" (5.44m x 1.85m)

Fitted kitchen. modern in design, with a selection of wall and base units, worktops with splashback. Sink and drainer, plumbing for washer and dishwasher, oven, hob and extractor. Access to the basement

BASEMENT

Good size room which could be utilized, with power and light.

FIRST FLOOR

Landing area

BEDROOM ONE 17'10" (5.44) x 8' (2.44) approx. as an irregular shaped room

Fitted wardrobes and cast iron effect feature fireplace

BEDROOM TWO 11'9" x 9'6" (3.58m x 2.9m)

BATHROOM

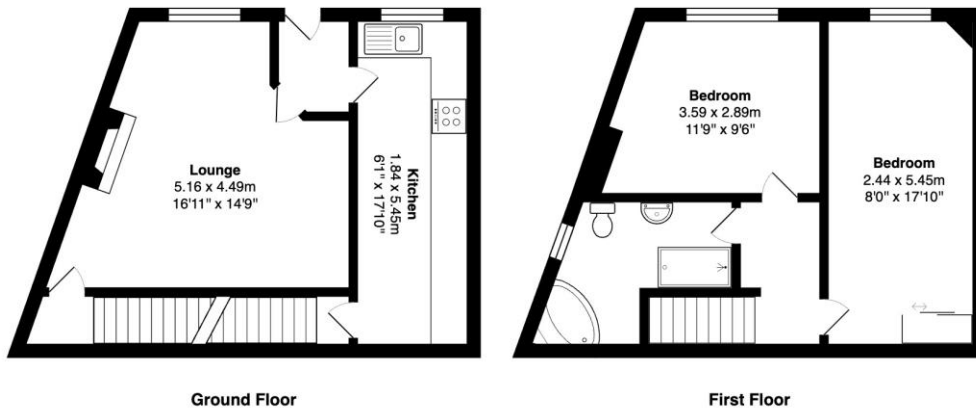
Modern four piece bathroom with shaped bath, walk in oversize shower, sink and w/c

OUTSIDE Pleasant garden to the front, fenced, with patio seating area.

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: 70.8 m² ... 762 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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