



17 Reeve Road, Wibsey, Bradford, BD6 1TH

**** OFFERED WITH NO CHAIN ** BEAUTIFUL THROUGHOUT **** Situated within this village location of Wibsey BD6 and an ideal FIRST TIME PURCHASE is this lovely double fronted FRONT TERRACED property which is well presented throughout. Good size lounge and modern dining kitchen. TWO BEDROOMS and family bathroom Benefitting further from GCH DG and pleasant yard to the front. Ideal for many amenities on offer and commute to neighbouring towns and cities. Viewing is strongly advised

£120,000

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ENTRANCE

Direct access into the lounge

LOUNGE 14'10" x 13'11" (4.52m x 4.24m)

KITCHEN 10'8" x 7'9" (3.25m x 2.36m)

A selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor and plumbing for washer. Access to the cellar

CELLAR

With power and light

BEDROOM ONE 14'1" x 8'3" (4.3m x 2.51m)

BEDROOM TWO 7'11" x 8'3" (2.41m x 2.51m)

BATHROOM

Three piece white suite with shower bath and screen. Sink and W.C

OUTSIDE

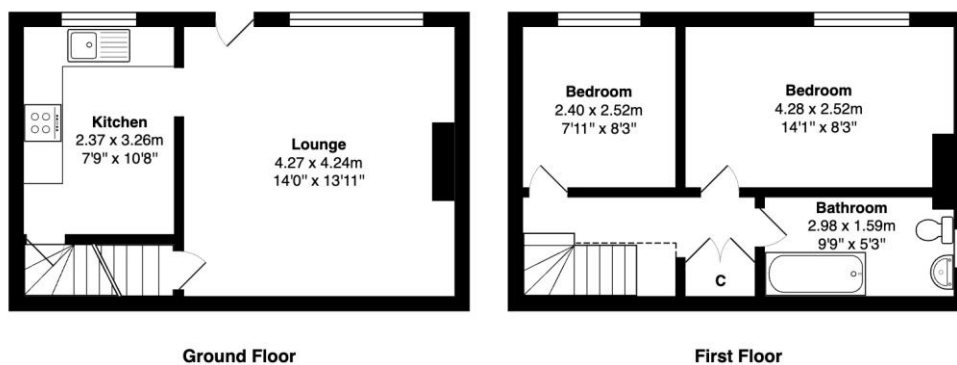
Yard area to the front

BUYER DISCLAIMER

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: 57.6 m² ... 620 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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