



9 Harbour Crescent, Wibsey, Bradford, BD6 3QG

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION. ** OFFERED WITH NO CHAIN ** VILLAGE LOCATION ** LARGE GARDENS TO REAR ** LOTS OF POTENTIAL ** Ideal purchase for FIRST TIME BUYERS and YOUNG FAMILIES is this END TOWN HOUSE which briefly comprises: entrance porch leading through to good size lounge, dining kitchen and CLOAKROOM, THREE bedrooms to the first floor and wet room. Some remedial improvements have been made over recent years but the property requires cosmetic improvements throughout. Externally, the plot offers substantial gardens to the rear with mature shrubs and lawns, plus OFF ROAD PARKING to the front. Well placed for many amenities, Wibsey village has to offer, schools, shops and transport links to neighbouring towns and cities. Priced to sell, we strongly urge early arrangement of viewing.

£145,000

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SWIFT MOVE INFORMATION The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

ENTRANCE PORCH

LOUNGE 15'6" x 13'10" (4.72m x 4.22m)

Feature fireplace

DINING KITCHEN 13' x 8'7" (3.96m x 2.62m)

Fitted kitchen with base units, worktops, free standing cooker and plumbing for washer

CLOAKROOM

Off from the kitchen with sink and W.C

SIDE PORCH

FIRST FLOOR

Landing area with cupboard

BEDROOM ONE 13'10" x 10'5" (4.22m x 3.18m)

BEDROOM TWO 8' x 8'6" (2.44m x 2.6m)

BOXROOM 6'1" x 4'11" (1.85m x 1.5m)

WETROOM

Recently installed with shower head, sink and W.C

OUTSIDE

Sit on an enviable plot there is plenty of scope within the grounds. Off road parking to the front, pleasant garden to the side leading to a large garden to the rear with bedding area, lawns and garden shed. A great space for family entertainment

PLEASE NOTE

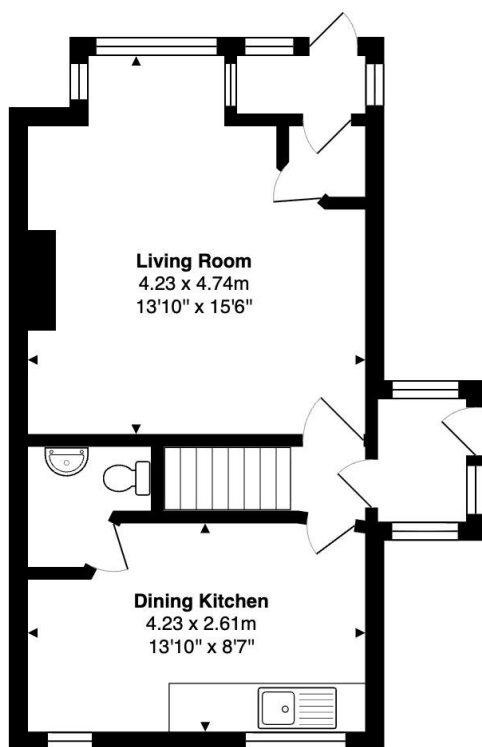
The property is unregistered. First registration will take place on completion of sale. If you have any queries please seek advice from your legal advisor

BUYER DISCLAIMER

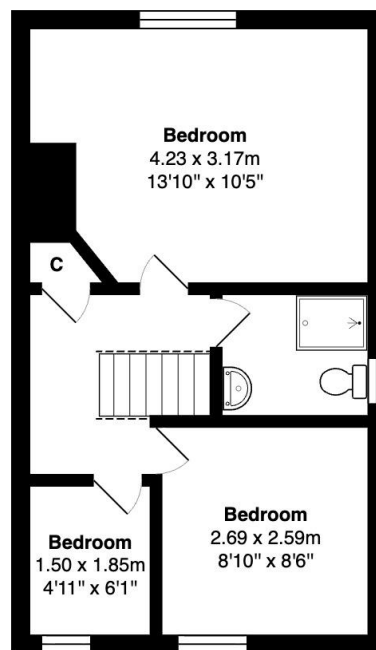
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Ground Floor



First Floor

Total Area: 69.1 m² ... 743 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		