



7 Albert Street, Wibsey, Bradford, BD6 1UB

**** FANTASTIC FIRST TIME PURCHASE/BUY OR LET INVESTMENT ** VILLAGE LOCATION ** OFFERED WITH NO CHAIN **** Lovely end terraced property offering good size accommodation. Briefly comprising: lounge, separate kitchen TWO BEDROOMS and house bathroom. Externally there is a pleasant decked garden area and space for parking. Situated within a cul de sac location, off the beaten track. yet within walking distance of Wibsey Village amenities. VIEWING ADVISED

£115,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

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LOUNGE 15'11" 13'10" (4.85m 4.22m)

Recently decorated with open stairs to the first floor

KITCHEN 9'2" x 10' (2.8m x 3.05m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer, space for cooker and extractor hood, plumbing for washer. Windows to front and rear elevation.

FIRST FLOOR

Landing area

BEDROOM ONE 15'11" x 11'10" (4.85m x 3.6m)

BEDROOM TWO 10' x 9'2" (3.05m x 2.8m)

BATHROOM

Three piece suite

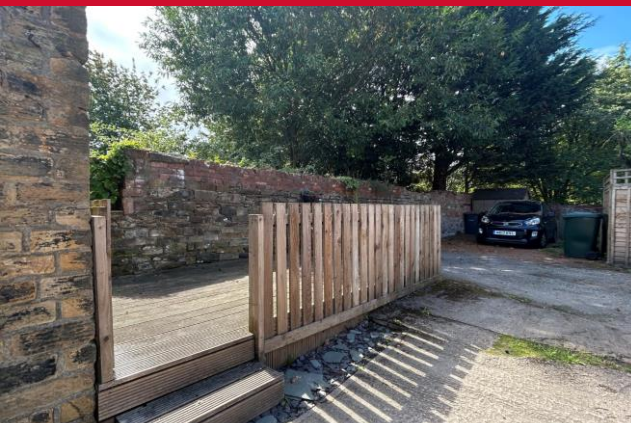
OUTSIDE

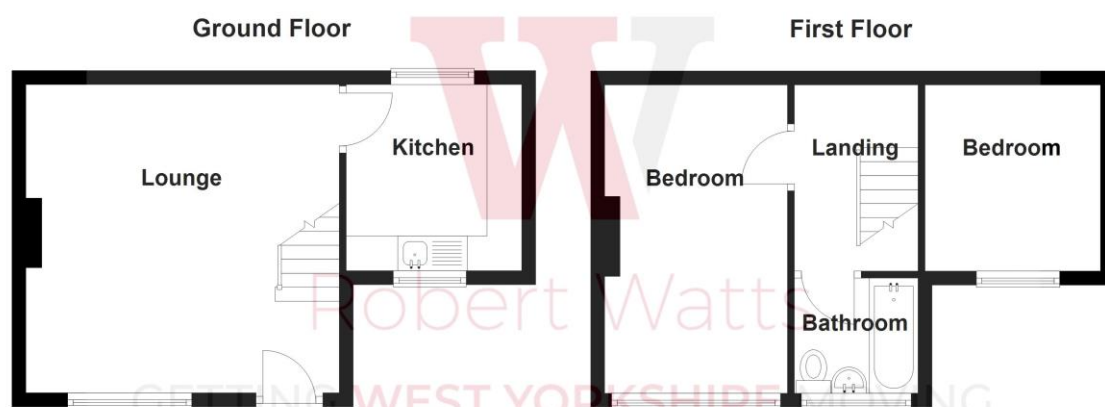
Decked garden area to side and space for parking.

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.





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

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