



104 St. Enochs Road, Wibsey, Bradford, BD6 3BY

**** OFFERED WITH NO CHAIN ** WELL PRESENTED THROUGHOUT ** GARDENS AND PARKING TO THE REAR ****

A traditional stone built INNER TERRACED HOUSE situated within this popular part of BD6. Ideal for all Wibsey village amenities, schools and commute. Briefly comprising: entrance hallway, lounge, sitting room, kitchen and cellar. Two double bedrooms and house bathroom on the first floor plus overall attic room. Benefitting further from GCH DG gardens to front and rear plus parking.

Asking Price £190,000

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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ENTRANCE HALLWAY

Traditional flooring and features

LOUNGE 12'1" x 11'4" (3.68m x 3.45m)

Laminate flooring and feature fireplace

SITTING ROOM 14'10" x 12'2" (4.52m x 3.7m)

Laminate flooring and feature fireplace, access to the basement

BASEMENT

Useful space

KITCHEN 8'11" x 6'2" (2.72m x 1.88m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Oven hob and extractor, plumbing for washer

BEDROOM ONE 14'10" x 12'2" (4.52m x 3.7m)

Understair store cupboard

BEDROOM TWO 9'3" x 9'4" (2.82m x 2.84m)

FAMILY BATHROOM

Modern three piece suite with mixer shower tap

ATTIC ROOM 14'10" (4.52) x 17'10" (5.44) max overall

Potential to split. two Velux windows

OUTSIDE

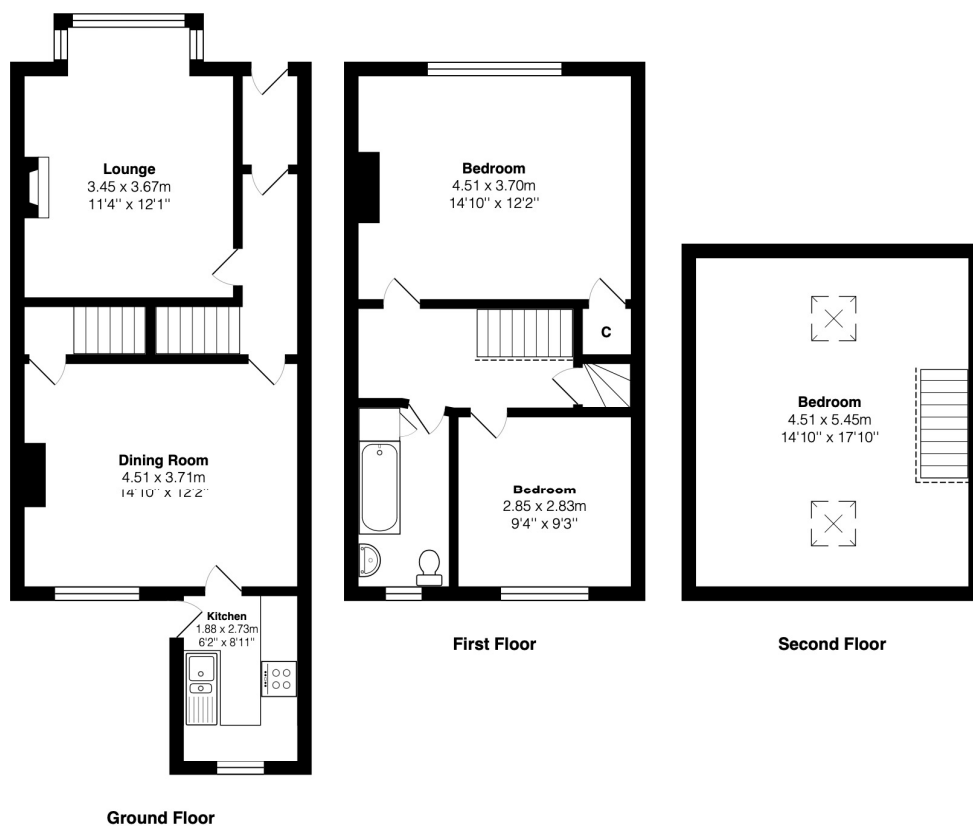
Gardens to the front, garden yard to rear with shed and parking space

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: 108.1 m² ... 1163 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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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