



14 Croft Street, Wibsey, Bradford, BD6 1LU

* BEAUTIFULLY PRESENTED ** MANY RECENT IMPROVEMENTS TO INCLUDE NEW KITCHEN **
VIEWING STRONGLY ADVISED * Situated within the heart of Wibsey Village in a 'tucked away' position is this lovely END TERRACED HOUSE that has undergone a recent refurbishment. Ideal for first time buyers, professional person or those looking to downsize, this spacious ONE BEDROOM property benefits further from modern kitchen and bathroom, GCH (new radiators), DG and pleasant gated courtyard garden to the front plus access to the rear. Well placed for many of the village amenities, public transport links and commute via the motorway M606/M62.

£120,000

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ENTRANCE VESTIBULE

LOUNGE 13'3" x 16'5" (4.04m x 5m)

Wall mounted electric fire and large under stair store area

BEDROOM 14'5" (4.4) plus robes x 9'7" (2.92)

Wardrobes to alcoves

LANDING AREA

With radiator housing boiler

BATHROOM 6'4" x 10'1" (1.93m x 3.07m)

Good size bathroom with three piece white suite, shower over bath and part tiled walls

KITCHEN 13'11" x 7'4" approx (4.24m x 2.24m approx)

RECENTLY FITTED KITCHEN with a selection of wall and base units. Worktops, sink and drainer. Plumbing for washer, oven, hob and extractor. Door leading to rear

OUTSIDE

Pedestrian access to open courtyard to the front and access to the rear

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



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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