



6 Sutcliffe Place, Wibsey, Bradford, BD6 1JL

**** NO CHAIN ** GREAT BUY TO LET/FIRST TIME BUY** FANTASTIC COMMUTOR LINKS **** Viewing is strongly advised for the stone built BACK TO BACK property within the BD6 area. Having undergone some cosmetic improvements in recent months, this TWO BEDROOM property has been decorated, new flooring and upgraded kitchen. Benefitting further from GCH (boiler 2019), DG, useful basement and pleasant fore garden we feel this will appeal to all buyers. Close to many amenities, motorway and Low Moor train station connections plus bus links on the doorstep! A pleasant and affordable property. EPC RATING C

£100,000

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ENTRANCE Direct into the living area

OPEN PLAN LIVING AREA 16' x 16' (4.88m x 4.88m)

Spacious living area with open chimney breast, for display, and cellar access

CELLAR Useful keeping cellar with power and light.

KITCHEN Recently fitted with base units, worktops, sink and drainer, washing machine and cooker included.

LANDING AREA

BEDROOM ONE 16'7" max x 7'11" (5.05m max x 2.41m)

BEDROOM TWO 11' x 4' (3.35m x 1.22m)

BATHROOM Three piece white suite with shower over panelled bath, sink and w/c

OUTSIDE Pleasant paved fore garden

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		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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