



32 Acre Lane, Wibsey, Bradford, BD6 1LG

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION

**** SUPERB EXTENDED SEMI DETACHED HOUSE **** FOUR/FIVE BEDROOM VERSITILE ACCOMMODATION
**** VILLAGE LOCATION **** Viewing is strongly advised for this traditional FAMILY SIZED property situated within this HIGLY SOUGHT AFTER village of Wibsey, BD6, which is ideal for schools, village amenities and commute via the Motorway network M606/M62. Briefly comprising: entrance hallway, 25ft through lounge, good size modern dining kitchen with cloakroom and an additional sitting room that is has been used as BEDROOM FIVE, if required. FOUR FURTHER DOUBLE BEDROOMS to the first floor and good size house bathroom with underfloor heating. Externally there is parking to the front and pleasant gardens to

Asking Price £295,000

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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

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 HALLWAY Stairs leading to the first floor

THROUGH LOUNGE 25'2" x 9'3" max (7.67m x 2.82m max)

Fantastic reception area with patio doors leading to the gardens. Feature fireplace.

DINING KITCHEN 15'6" x 12' (4.72m x 3.66m)

Fitted kitchen with an array of wall and base units, worktops with sink and drainer, oven, hob and extractor, plenty of space for free standing under counter appliances. Door leading to the rear and cloakroom off

CLOAKROOM Sink and w/c

SNUG/BEDROOM FIVE 11'1" x 8'2" (3.38m x 2.5m)

Another reception area yet this has been utilized as a ground floor bedroom for guests.

FIRST FLOOR Landing area with loft access

BEDROOM ONE 10'5" x 10'4" (3.18m x 3.15m)

Fitted wardrobes

BEDROOM TWO 10'10" x 9'2" (3.3m x 2.8m)

BEDROOM THREE 13'10" x 8'1" (4.22m x 2.46m)

BEDROOM FOUR 17'3" x 6'8" (5.26m x 2.03m)

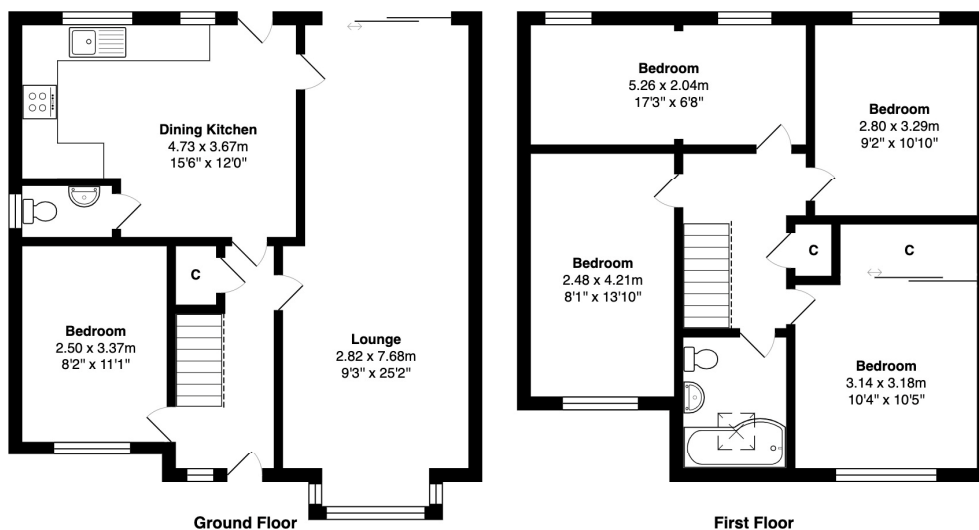
Two windows.

FAMILY BATHROOM Good size family bathroom with shaped bath, shower over and screen, sink and w/c.

OUTSIDE Drive to the front allowing plenty of parking, Lovely gardens to the rear with patio seating area, lawn and bedding borders. The garage store has power and light plus replacement roof.

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: 115.0 m² ... 1238 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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