



27-29 Hardy Street, Wibsey, Bradford, BD6 1ND

**** OFFERED WITH NO CHAIN ** VILLAGE LOCATION **** Stone built terraced bungalow offering good size accommodation within the **TWO BEDROOMS** on offer. Large reception room and pleasant breakfast kitchen. Additionally, there is an under house store area (with power and light), garden to the front with parking and enclosed garden area to the rear. Ideal for the village amenities, public transport links and motorway commute. Viewing advised!

£127,000

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ENTRANCE PORCH

Upvc entrance porch leading through to the lounge

LOUNGE 14'9" x 13'4" (4.5m x 4.06m)

Good size reception room with feature fireplace

INNER HALL

KITCHEN 14'1" x 7'4" max (4.3m x 2.24m max)

Selection of wall and base units, worktops with sink and drainer. Freestanding cooker and plumbing for washer. Tilt and Turn rear door leads out to the garden

BEDROOM ONE 14'5" x 8'5" (4.4m x 2.57m)

BEDROOM TWO 10'2" x 5'8" (3.1m x 1.73m)

SHOWER ROOM

Modern shower room with built in oversize shower, vanity style sink and W.C. Large cupboard housing water tank and storage shelving

UNDERHOUSE STORE

Divided into two rooms with power and light. External access only

OUTSIDE

Doubled gated access leads to drive. Cottage gardens to the front. Enclosed lawn garden 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.

PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited.

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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