



## 29 The Meadows, Wibsey, Bradford, BD6 1LF

**\*\* TWO BEDROOM RETIREMENT BUNGALOW \*\* OVER 55'S ONLY \*\* 75% SHARE \*\*** Situated on this sought after development just on the outskirts of Wibsey Village and the required amenities on offer. The Development known as 'The Meadows' is a retirement complex all of a similar nature and is Warden controlled. Set within well maintained grounds, this Bungalow has open aspect to the rear and comprises of entrance hall, lounge, dining kitchen, two bedrooms and wet room. Double glazing and gas central heating. **\*\* VIEWING ADVISED \*\***

£101,250

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## **ENTRANCE HALLWAY**

Large area with 2 store cupboards both with power and light. Loft access

## **LOUNGE 14'1" x 12' (4.3m x 3.66m)**

## **DINING KITCHEN 10'3" x 7'3" (3.12m x 2.2m)**

Pleasant outlook to the rear. Selection of wall and base units, worktops with sink and drainer. Eye level oven, separate hob and extractor. Plumbing for washer

## **BEDROOM ONE 11'2" x 12'3" (3.4m x 3.73m)**

## **BEDROOM TWO 8'6" x 8' (2.6m x 2.44m)**

## **WETROOM**

Large wet room with sink and W.C

## **OUTSIDE**

Communal, well tended gardens to the front, lawned areas to the rear backing onto woodland

## **LEASEHOLD DISCLAIMER**

N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

## **NB**

The monthly service charge from 1st April 2026 is £225.58 71 years and 10 months left on the lease.

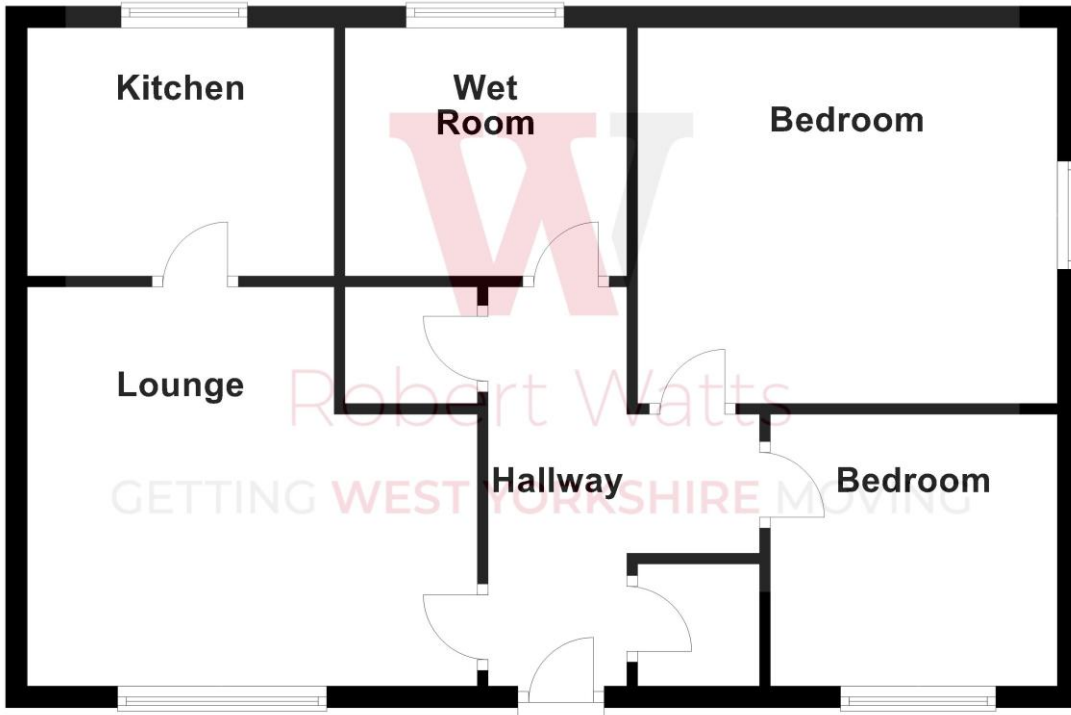
## **BUYER DISCLAIMER**

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |