



173 Reevy Road, Wibsey, Bradford, BD6 3PU

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION ** OFFERED WITH NO CHAIN ** FANTASTIC FIRST TIME BUY ** Modern END TOWN HOUSE situated within the increasingly sought after area of Wibsey. Well placed for all the village amenities, schools, walks through Wibsey Park and on the doorstep for commute either by public transport, Motorway Network or Train! Well presented throughout and offering TWO DOUBLE BEDROOMS, lounge, dining kitchen and bathroom, GCH and DG. Externally, are gardens to the front with side access that leads to a delightful garden to the rear which is well stocked with mature shrubs, patio seating area, gates to side and rear PLUS having a southerly aspect. There is also allocated parking to the rear with visitor parking. VIEWING IS STRONGLY ADVISED

£140,000

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ENTRANCE HALL

Cloakroom off

CLOAKROOM

Sink and W.C

LOUNGE 13'7" x 9'10" (4.14m x 3m)

Useful under stair store cupboard

DINING KITCHEN 13' x 7'11" (3.96m x 2.41m)

Selection of wall and base units. Worktops with sink and drainer, oven hob and extractor. Plumbing for washer. Space for dining table and patio doors leading to the rear

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 13'1" x 8'9" (4m x 2.67m)

BEDROOM TWO 13'1" x 7'4" (4m x 2.24m)

BATHROOM

Three piece bathroom suite with shower over bath, sink and W.C

OUTSIDE

Garden area to the front with access down the side leading to a lovely well stocked garden to the rear. Allocated parking

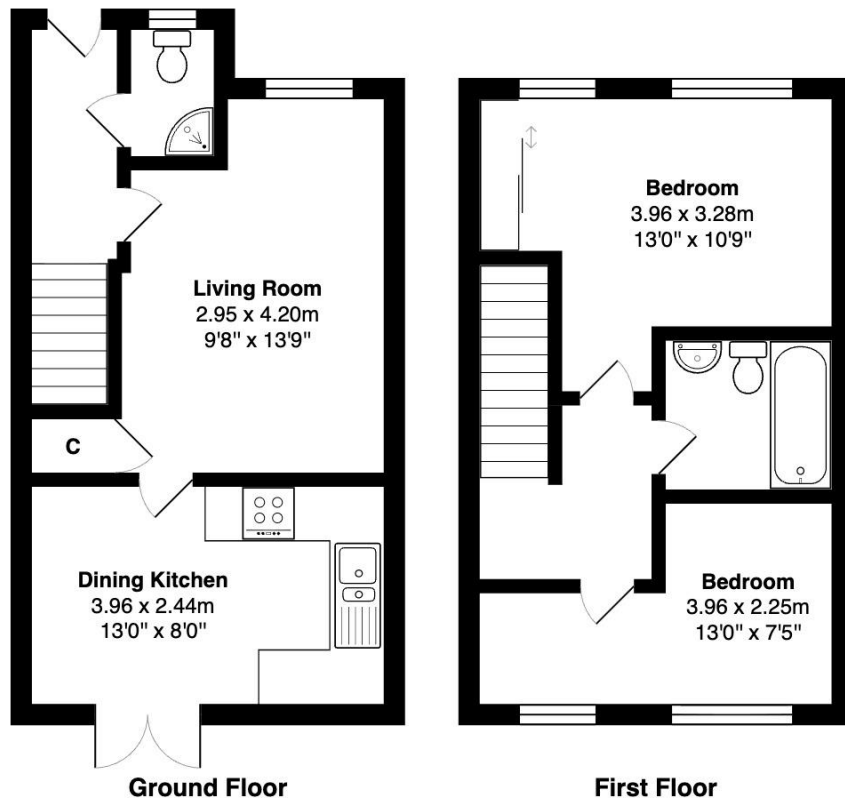
BUYER DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

SWIFT MOVE LEGAL PACK

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.

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: 55.4 m² ... 597 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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