



18 Tennyson Road, Wibsey, Bradford, BD6 1TG

**** IMPRESSIVE FAMILY HOME ** THROUGH INNER TERRACED ** FOUR BEDROOMS **** Situated in the popular location of Wibsey BD6. This spacious family home offers period features and modern facilities.

Briefly comprising Lounge, LARGE dining kitchen TWO DOUBLE BEDROOMS, bathroom with walk-in shower and a third single bedroom that can also be used as a dressing room. 17FT ATTIC ROOM and large cellar. Located within walking distance to local amenities, shops and schools. **VIEWING IS HIGHLY ADVISED** to appreciate the space on offer

£225,000

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ENTRANCE HALLWAY

Beautiful ornate feature and stairs leading to first floor. Part panelled walls

LOUNGE 12'10" x 12'10" plus bay (3.9m x 3.9m plus bay)

Bay window with feature fireplace and hearth housing stove

DINING KITCHEN 18'9" x 13'9" (5.72m x 4.2m)

Selection of wall and base units. Worktops, sink and drainer. Split level electric cooker and hob. Integrated fridge freezer, dish washer and washing machine. Splashback tiled walls and patio doors leading to the rear garden. Dining area with open fire

CELLAR

Housing boiler

BEDROOM ONE 11' x 13 (3.35m x 13)

BEDROOM TWO 10'6" x 13'11" (3.2m x 4.24m)

BEDROOM THREE 8' x 7' (2.44m x 2.13m)

BATHROOM 7'6" x 9'4" (2.29m x 2.84m)

Three piece white suite. Freestanding bath and separate shower. Sink and W.C. Part tiled walls

ATTIC BEDROOM 17'1" x 17 (5.2m x 17)

Lovely overall attic room with exposed beams and two Velux windows

OUTSIDE

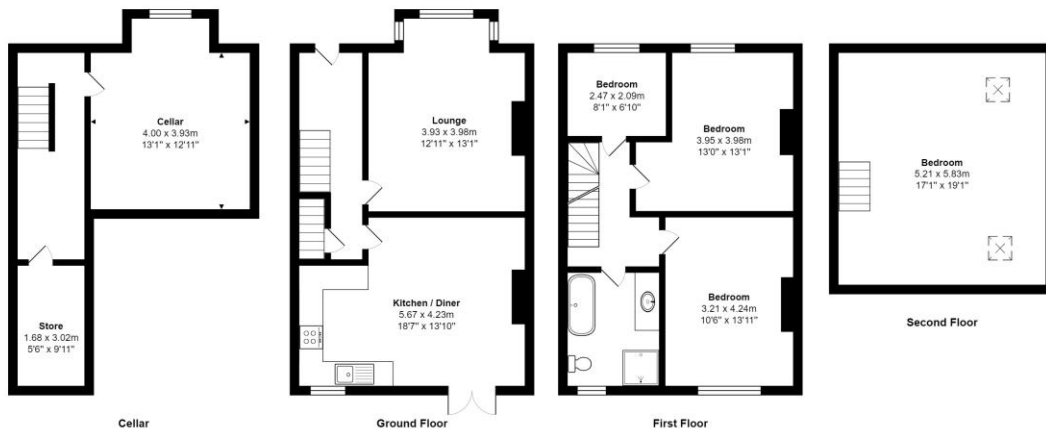
Pleasant gardens to the front. Paved seating area to the rear with mature shrubs and Astro Turf. (Neighbouring property has access across)

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.





Total Area: 127.1 m² ... 1369 ft² (excluding cellar, store)
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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