



58 Beacon Road, Wibsey, Bradford, BD6 3EZ

****GUIDE PRICE £150,000- £160,000****

Impressive terrace cottage in close proximity to Wibsey Park and handy for village amenities. Rest assured this fine TWO BEDROOM example benefits from significant improvements by the current owners so YOU don't have to! With a great energy rating of C, a pleasant garden and off road parking this well presented home simply must be viewed to fully appreciate. Contact Robert Watts to arrange YOUR viewing today.

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ENTRANCE PORCH 15'5" x 5'6" (4.7m x 1.68m)

An extended porch with underfloor heating and plumbing for washer

LIVING ROOM / KITCHEN 17'9" (5.4) x 16'7" (5.05) max overall

Underfloor heating, Inglenook style fire place

KITCHEN AREA Selection of wall and base units, worktops and sink unit. Access to cellar

LANDING Access to loft space and useful over stair store

BEDROOM ONE 10'7" (3.23) plus robes x 8'6" (2.6)

Fitted wardrobes

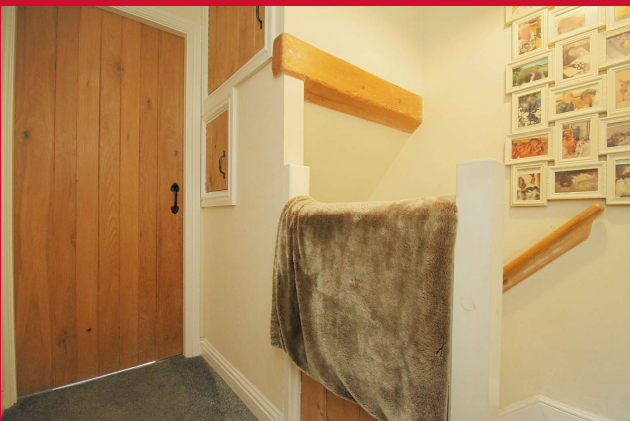
BEDROOM TWO 10'6" x 7' (3.2m x 2.13m)

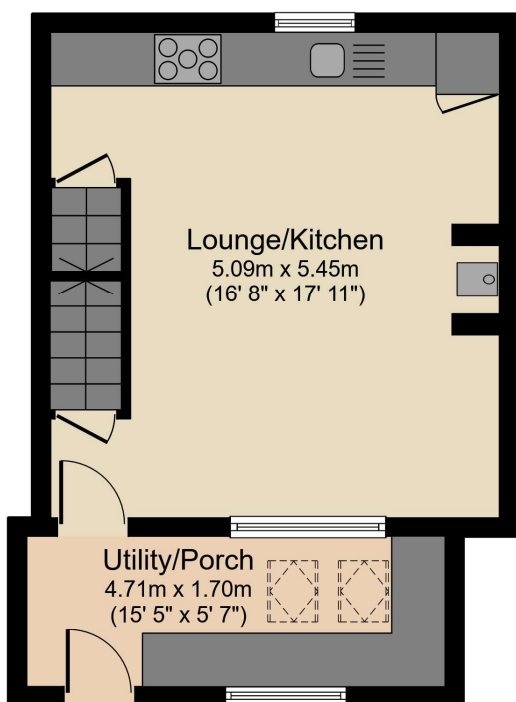
BATHROOM Two piece white suite with separate W.C

OUTSIDE Very pleasant garden to front and off road parking and secure shed storage, fully alarmed property and CCTV coverage

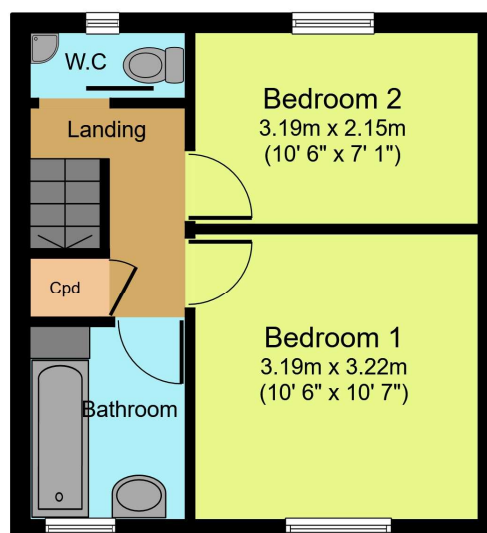
BUYER INFORMATION Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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



First Floor

Created using Vision Publisher™

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		