



34 Lower George Street, Wibsey, Bradford, BD6 1RE

**** OFFERED WITH NO CHAIN ** CENTRAL VILLAGE LOCATION ** PERFECT FIRST TIME BUY OR THOSE
LOOKING TO DOWNSIZE ****

Viewing is strongly advised for this lovely, terraced cottage situated within the heart of Wibsey Village. Offering plenty of character and charm this TWO BEDROOM home benefits further from gas central heating, double-glazing, off-street parking and small garden area. The property has some lovely characterful features with ornate fireplace and exposed brick. Within walking distance of many amenities, yet a short distance for commute via the motorway.

£140,000

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ENTRANCE VESTIBULE

LOUNGE 14'8" x 13'9" (4.47m x 4.2m)

Ornate stone fireplace housing multifuel burning stove and exposed beams

KITCHEN 10'11" x 7'2" (3.33m x 2.18m)

Fitted kitchen with an array of wall and base units, solid wood tops with sink and drainer. Oven hob and extractor. Plumbing for washer

FIRST FLOOR

BEDROOM ONE 10'5" x 10'4" (3.18m x 3.15m)

BEDROOM TWO 10' x 6'9" (3.05m x 2.06m)

BATHROOM

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

OUTSIDE

Off road parking with raised bedding area

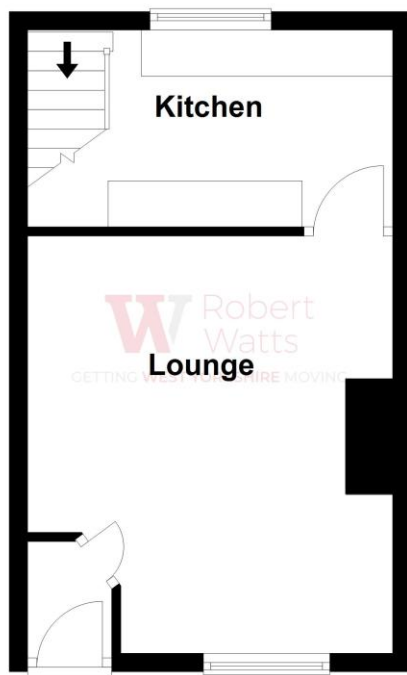
BUYER DISCLAIMER

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

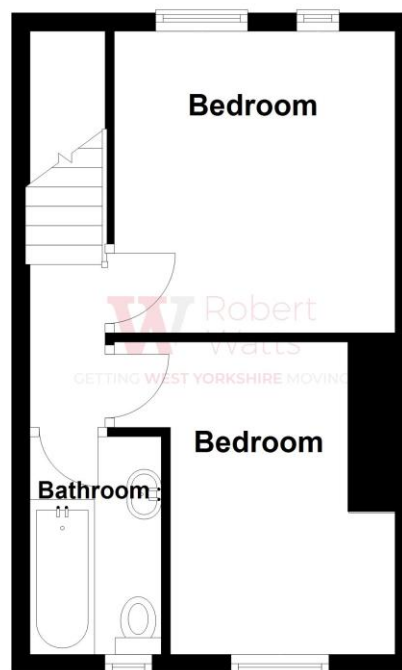
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



First Floor



34 Lower George Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		