



15 Croft Street, Wibsey, Bradford, BD6 1LU

**** BEAUTIFUL PERIOD PROPERTY ** TUCKED AWAY IN A VILLAGE SETTING ** CLOSE TO MOTORWAY LINKS ** LOVELY FEATURES THROUGHOUT ** LARGE GARDENS AND DETACHED GARAGE ****

Viewing is strongly advised for this well presented throughout, charming, stone built property. Having had many improvements over recent years, it cannot fail to impress. Briefly comprising: entrance hallway, lounge, dining kitchen and large basement. TWO BEDROOMS WITH DRESSING ROOM (WHICH COULD EASILY BECOME THREE) and house bathroom. Externally the property keeps on giving, with a well stocked garden and detached garage. Ideal for many of the village amenities yet 5 minutes from the M606/M62 network. We feel this will appeal to variety of buyers and strongly urge early arrangement of viewing.

Asking Price £180,000

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ENTRANCE HALLWAY

With period features throughout

LIVING ROOM 15'9" x 13'10" (4.8m x 4.22m)

Inviting reception room with windows to front and side elevation. Feature fireplace housing gas fire.

DINING KITCHEN 9'7" x 15'6" (2.92m x 4.72m)

Stunning dining kitchen, recently fitted, with a selection of wall and base units, worktops, double oven with separate hob and extractor, integrated appliances and plumbing.

FIRST FLOOR

BEDROOM 11'6" x 9'9" (3.5m x 2.97m)

Open arch leading through to a dressing area

DRESSING ROOM 7'6" x 5'9" (2.29m x 1.75m)

Could be split back to a third bedroom. Fitted wardrobes and window.

BEDROOM 11'6" x 8'1" (3.5m x 2.46m)

Another good size double bedroom

BATHROOM

Modern three piece suite with shower over bath and screen, sink and w/c.

BASEMENT

A great space for storage with power and light.

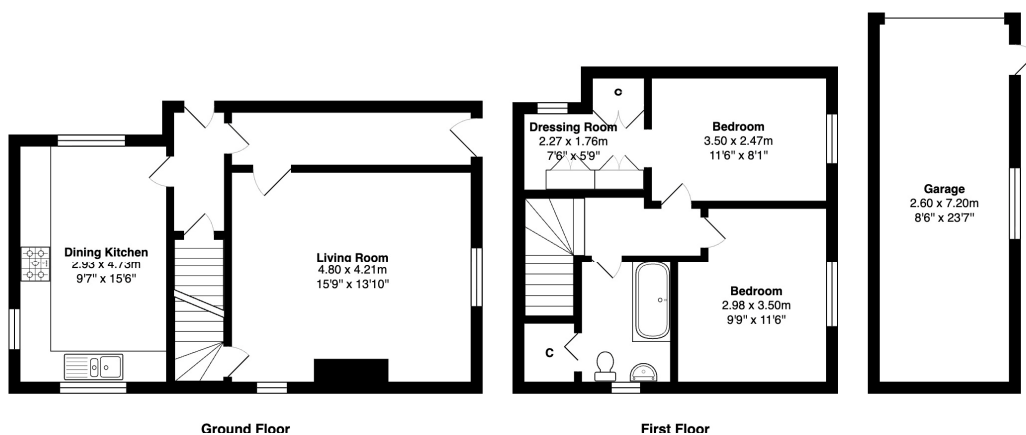
OUTSIDE

Not what it appears from the outside. Off the main road leads down a village street. The garages are well stock with mature shrubs, patio seating area and detached garage (with power and light). Access around the property and bin store.

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: 101.7 m² ... 1095 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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