



11 Bradlaugh Terrace, Bradford, West Yorkshire, BD6 1JY

NO CHAIN! ATTENTION FIRST TIME BUYERS!! EARLY VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT on this well presented DOUBLE FRONTED TERRACE property. Providing TWO BEDROOM accommodation and occupying a pleasant CUL-DE-SAC POSITION in the Heart of Wibsey. This 'well cared for' property is well placed for all village amenities including shops, schools, public transport links and the motorway network M606/M62. Additional benefits include Modern Kitchen and good size Shower Room, GCH, upvc DG PLUS TWO GARDENS

Asking Price £125,000

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ENTRANCE VESTIBILE

LOUNGE 14'5" (4.4) x 15'10" (4.83) into alcoves

Modern dire surround housing gas fire

GALLEY KITCHEN 12'7" x 5' (3.84m x 1.52m)

Fitted kitchen with a range of wall and base units, worktops, sink and drainer. oven, hob and extractor, plumbing for washer. Access to cellar

CELLAR

Useful keeping cellar.

FIRST FLOOR

BEDROOM ONE 11'1" x 11'6" (3.38m x 3.5m)

Good size main room with built in cupboard and fitted wardrobes

BEDROOM TWO 10'2" x 7'9" (3.1m x 2.36m)

SHOWER ROOM

Fully tiled with corner shower cubicle, floating sink and w/c.

OUTSIDE

Pleasant garden yard to front with an additional large garden space. Mainly laid to lawn with mature shrub borders,

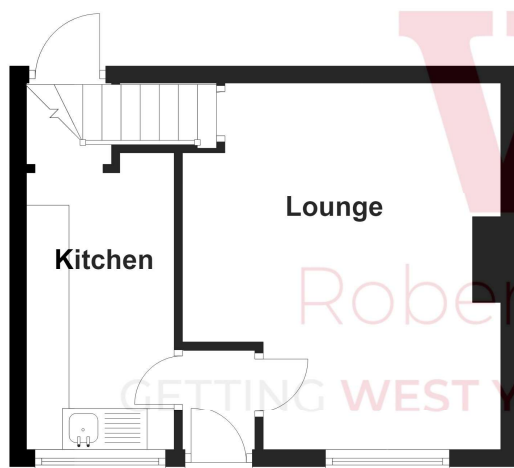
BUYER DISCLAIMER

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

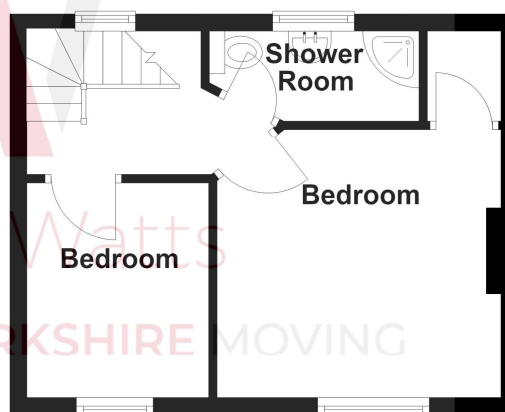
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		