



154A Reeve Road, Wibsey, Bradford, BD6 3PS

**** OFFERED WITH NO CHAIN ** SPACIOUS FLAT ** RE-DECORATED AND NEW FLOORING THROUGHOUT**

**** Ideal for single person/young couple is this lovely first floor maisonette flat. Property comprises of private entrance leading to stairs, landing with storage, spacious open plan living and kitchen area with modern wall and base units, double bedroom and shower room. Electric heating and double glazing. Externally, through the double gated access is a block paved parking area/garden. Well placed for many amenities Wibsey village has to offer, and commute to neighbouring towns.**

£70,000

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ENTRANCE

Good size entrance hall with stairs leading to the first floor

LANDING AREA

With store cupboard

OPEN PLAN LIVING AREA 20' x 12' (6.1m x 3.66m)

Large living area with a selection of wall and base units within the kitchen area, oven, hob and extractor. Worktops with sink and drainer, plumbing for washer and space for fridge

BEDROOM 12' x 10' (3.66m x 3.05m)

SHOWER ROOM

Corner shower cubicle, sink and W.C

OUTSIDE

Double gated access leading to large block paved area which could be utilised as a garden/parking area. External electric socket

BUYER DISCLAIMER

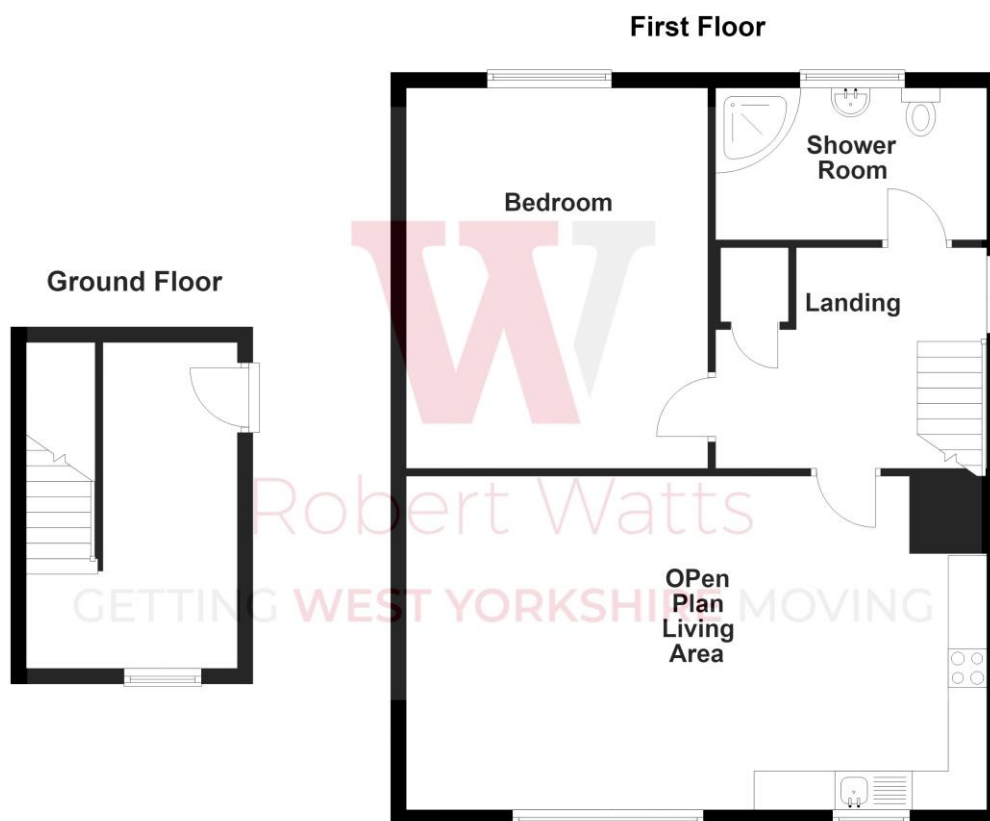
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

LEASEHOLD DISCLAIMER

N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		