



52 Folly Hall Road, Wibsey, Bradford, BD6 1TX

**** CENTRAL VILLAGE LOCATION ** WILL SUIT A VARIETY OF BUYERS ****

Situated in the heart of Wibsey Village is this lovely Through by Light Inner terraced property. Recently decorated plus new flooring throughout and briefly comprising: lounge, kitchen, keeping cellar. TWO BEDROOMS and four piece family bathroom. Benefitting further from GCH and DG plus gardens to the front. With walking distance for many amenities the village has to offer and a short distance for the motorway commute.

£135,000

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ENTRANCE HALL

LOUNGE 17'5" (5.3) x 13'10" (4.22) max overall

Good size reception room with wall mounted gas fire

KITCHEN 13'5" x 5'11" (4.1m x 1.8m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Oven hob and extractor, plumbing for washer. Access to the keeping cellar

FIRST FLOOR

Landing area with storage

BEDROOM ONE 10'2" x 8'11" (3.1m x 2.72m)

Built in wardrobes to alcove

BEDROOM TWO 10'1" x 5'8" (3.07m x 1.73m)

BATHROOM

Four piece bathroom suite with corner panelled bath and shower cubicle, sink and W.C

OUTSIDE

Pleasant gardens to the front

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		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		