



Beechwood Road, Wibsey, Asking Price £177,000

**** END TOWN HOUSE ** THREE BEDROOMS ** VERY WELL PRESENTED THROUGHOUT ****

**** IDEAL FOR FTB/YOUNG FAMILY ** PARKING & GARDENS ** PLANNING IN PLACE TO CONVERT LOFT TO 2 FURTHER BEDROOMS & A BATHROOM****

Situated in the much sought after location of Wibsey is this three bed, end town house property. Having been recently updated by the current owners to a high standard to include a modern fitted kitchen and house bathroom.

The property would make an excellent purchase for a FTB/Young Family and is within easy reach of amenities, shops and local schools.

The accommodation briefly comprises of a hallway, lounge, dining kitchen, cellar, three first floor bedrooms and a house bathroom. To the outside there is a lawned garden to the rear with a driveway providing off street parking.



Entrance
Radiator.

Lounge
11'4" x 14'9" (3.45m" x 4.50m")
Log effect gas fire with feature fireplace surround, bay window and radiator.

Dining - Kitchen
17'4" x 12'4" (5.28m" x 3.76m")
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, log effect gas fire with feature fireplace surround, radiator and upvc doors leading to rear.

Cellar
Plumbing for auto washer and useful storage.

First Floor Landing

Bedroom One
12'6" x 10'8" (3.81m" x 3.25m")
Fitted wardrobes and radiator.

Bedroom Two
12'4" x 10'8" (3.76m" x 3.25m")
Radiator.

Bedroom Three
6'4" x 9'3" (1.93m" x 2.82m")
Radiator.

Bathroom
Modern three piece suite comprising panel bath with shower over and screen, low flush wc, pedestal wash basin, part tiled walls and radiator.

Exterior
To the outside there is a lawned garden to the front with parking for two vehicles.

Directions
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, after 2.2 miles turn right onto Moore Ave, left onto Poplar Grove, continue onto Watty Hall Rd, proceed straight ahead at the roundabout, left onto Beechwood Rd and the property will be seen displayed via our For Sale board.

Council Tax Band
C

Tenure
FREEHOLD



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92 plus)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (13-38)			F (13-38)		
G (1-12)			G (1-12)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	85	England & Wales	EU Directive 2002/91/EC	51