



**Haycliffe Lane, Wibsey,**

**Offers In The Region Of £155,950**

\* COTTAGE \* TWO DOUBLE BEDROOMS \* MODERNISED \* TWO RECEPTION ROOMS \*  
\* MODERN KITCHEN & BATHROOM \* PARKING \* GARDEN AREA \*

Superbly presented stone built two double bedroom cottage property.

Modernised throughout to offer ready to move into accommodation which would appeal to a number of buyers.

Benefits from a modern fitted kitchen, house bathroom and two reception rooms.

The deceptively spacious home briefly comprises entrance porch, lounge, dining room, kitchen, master bedroom and a house bathroom. There is a further double bedroom to the first floor.

To the outside there is a driveway providing ample off street parking.





## Entrance Porch

## Lounge

19'2" max x 17'7" max (5.84m max x 5.36m max)

With an electric fire in fireplace surround, radiator, double glazed window, French doors.

## Dining Room

11' x 8'8" (3.35m x 2.64m)

With radiator and double glazed window.

## Kitchen

11'4" x 7'6" (3.45m x 2.29m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, integrated fridge/freezer, plumbing for auto washer, oven, hob and extractor hood, radiator and double glazed window.

## Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, tiled walls and floor, radiator and double glazed window.

## Bedroom One

20'2" x 11'1" (6.15m x 3.38m)

With radiator and two double glazed windows.

## First Floor

## Bedroom Two

12'8" x 10'11" (3.86m x 3.33m)

With built in wardrobe, radiator and double glazed window.

## Exterior

To the outside there is a garden area and a driveway.

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Moore Ave, left onto Poplar Grove, left onto Haycliffe Ln and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(15-38) <b>F</b>			(15-38) <b>F</b>		
(1-14) <b>G</b>			(1-14) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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