



# 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

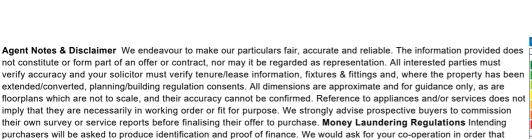
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Moore Ave, left onto Poplar Grove, left onto Haycliffe Ln and the property will shortly be seen displayed via our For Sale board.

#### **TENURE**

**FREEHOLD** 

### **Council Tax Band**

В



there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.















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