



Beacon Road, Wibsey, Offers In Excess Of £169,950

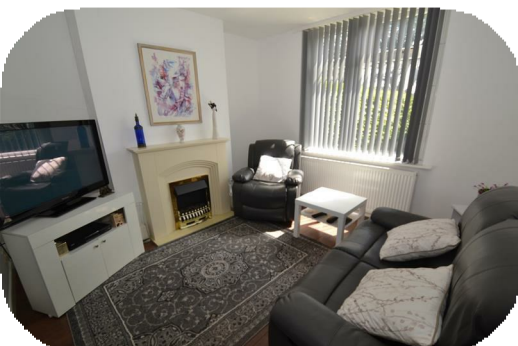
* END TOWN HOUSE * TWO DOUBLE BEDROOMS * TWO BATH/SHOWER ROOMS *
* WELL PRESENTED * CLOSE TO AMENITIES * GARDEN * DRIVE * DOUBLE GARAGE *

This superbly presented two double bedroom end town house property would make an ideal purchase for a number of buyers. Situated on the outskirts of the much sought after village of Wibsey, the property is well placed for all local amenities including primary/secondary schools, public transport links and the motorway network M606/M62.

Benefits from a modern fitted kitchen, house bathroom, en suite shower and a double garage.

The accommodation briefly comprises entrance hallway, lounge, dining kitchen, utility room, two first floor bedrooms (master bedroom with en-suite shower room) and a house bathroom.

To the outside there is a patio and bordered garden to the rear, together with a lawned garden and driveway to the front. There is also a double garage to the rear of the property.



Entrance Hall

With radiator and understairs storage.

Lounge

10'11" x 11' (3.33m x 3.35m)

With electric fire in fireplace, radiator and double glazed window.

Dining Kitchen

16'6" x 10'11" (5.03m x 3.33m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, cooker and extractor hood, radiator, double glazed window, wall mounted gas fire.

Utility

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, radiator and double glazed window.

First Floor

With double glazed window.

Bedroom One

11' x 10'4" (3.35m x 3.15m)

With radiator, double glazed window, built in storage cupboard. En Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, double glazed window.

Bedroom Two

11'1" x 10'5" (3.38m x 3.18m)

With radiator and double glazed window.

Bathroom

Four piece modern house bathroom comprising panelled bath, shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a patio and bordered garden to the rear, driveway and lawned garden to the front, together with a double garage to the rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.5 miles, turn right onto Cooper Ln/B6380, left onto Beacon Rd, go through the roundabout 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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