



Scott Street, Wibsey,

£110,000

**** END COTTAGE ** TWO BEDROOMS ** MODERN SHOWER ROOM **
** WELL PRESENTED ** OFF STREET PARKING ****

Attention Investors/FTB's! This ready to move into two bedroom Cottage is ideally located for Wibsey Village which offers amenities, shops and excellent for anybody commuting on the Motorway or Low Moor Train Station.

Benefits from modern shower room, gas central heating, double glazing and a driveway.

The accommodation briefly comprises of an entrance porch, lounge, kitchen, two first floor bedrooms and a shower room.

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



Entrance Porch

Plumbing for auto washer and dryer.

Lounge

15'9" x 11'2" (4.80m" x 3.40m")

Living flame gas fire and radiator.

Kitchen

5'4" x 12'8" max (1.63m" x 3.86m" max)

White high gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, cooker and radiator.

First Floor Landing

Bedroom One

10'6" x 10'10" (3.20m" x 3.30m")

Original fireplace and radiator.

Bedroom Two

10'5" x 5'4" (3.18m" x 1.63m")

Radiator.

Shower Room

Modern walk in shower, vanity sink unit, low flush wc, tiled and radiator.

Exterior

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

Council Tax Band

A

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	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	60	(55-68) D	
(39-54) E		(39-54) E	
(13-38) F		(13-38) F	
(1-12) G		(1-12) 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	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk