



Tennyson Road, Wibsey,

£149,950

*** SOLD WITH TENANT IN SITU * IDEAL INVESTMENT * TOWN HOUSE * THREE BEDROOMS * TWO RECEPTION ROOMS * CLOSE TO AMENITIES * GARDEN * PARKING ***

This three bedroom town house would make an ideal purchase for a number of buyers.

Within easy reach of amenities, shops and local schools.

The well presented property benefits from two reception rooms, gas central heating, double glazing, and would make an ideal purchase for an investor.

To the outside there is a garden and patio to the rear with a driveway providing off street parking.

CURRENTLY TENANTED @ £7,800 Per Annum & TENANTED UNTILL 15TH APRIL 2025



Entrance Hall

With radiator.

Lounge

13'9" x 13'2" (4.19m x 4.01m)

With radiator and double glazed window.

Kitchen

7'1" x 5'8" (2.16m x 1.73m)

With fitted wall and base units incorporating sink unit, cooker, plumbing for auto washer, radiator and double glazed window.

Dining Room

12'8" x 10'7" (3.86m x 3.23m)

With radiator and French door to rear.

First Floor

Bedroom One

13'2" x 11'9" (4.01m x 3.58m)

With radiator and double glazed window.

Bedroom Two

10'6" x 12'7" (3.20m x 3.84m)

With radiator and double glazed window.

Bedroom Three

7' x 5'4" (2.13m x 1.63m)

With radiator and double glazed window.

Bathroom

Three piece white suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a lawned and decked garden to the rear, together with driveway providing off-road parking.

Directions

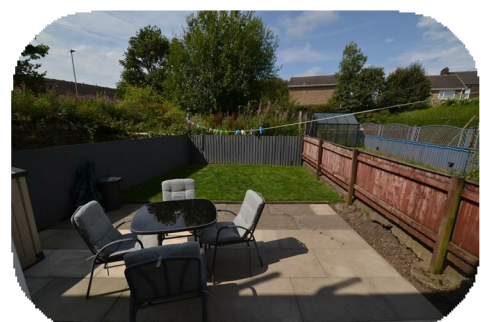
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, at the roundabout take the 3rd exit onto St Helena Rd, turn left onto Tennyson Rd and the property will be seen displayed via our 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	72	(69-80) C	
(55-68) D		(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	

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