



**Tennyson Road, Wibsey,**

**£129,950**

**\*\*IDEAL INVESTMENT PROPERTY-TENANT IN SITU \*\* END TOWN HOUSE \* TWO BEDROOMS \* GREAT STARTER HOME \* GARDENS \***

**\* CLOSE TO WIBSEY VILLAGE \* PARKING \***

This two bedroom end town house is located close to shops, schools and amenities.

Benefits from gas central heating, double glazing and briefly comprises entrance, lounge, medium oak effect fitted dining kitchen, two first floor bedrooms and a house bathroom.

To the outside there are gardens and parking.

**\*\* Please note - the property is currently tenanted at £650pcm and the tenant would prefer to stay (of appeal to the investor buyer).**



## Entrance

## Cloakroom/WC

With low suite wc and wash basin.

## Lounge

15'9" x 12'7" (4.80m x 3.84m)

With radiator and store cupboard.

## Dining Kitchen

16' x 9'10" narrowing to 6' (4.88m x 3.00m narrowing to 1.83m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, radiator, upvc French doors to rear garden.

## First Floor Landing

## Bedroom One

15'10" x 7'2" extending to 10'4" (4.83m x 2.18m extending to 3.15m)

With built in wardrobe and radiator.

## Bedroom Two

9'10" x 9'7" (3.00m x 2.92m)

With radiator.

## Bathroom

Three piece white suite, part tiled walls and heated towel rail.

## Exterior

To the outside there is a drive and garden to the front, together with a lawned garden to the rear.

## Directions

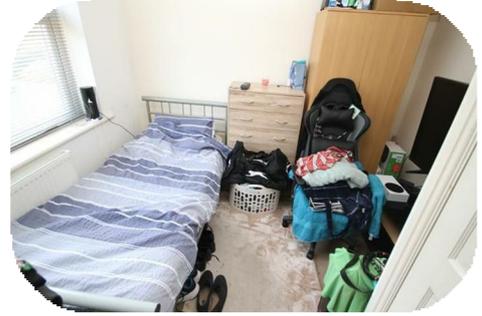
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, at the roundabout take the 3rd exit onto St Helena Rd, turn left onto Tennyson Rd and the property will be seen displayed via our 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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