



**Watty Hall Road, Wibsey,**

**£125,000**

**\*\* CALL SUGDENS TO BE THE FIRST TO VIEW \*\***

**\*\* MID TERRACE \*\* THREE BEDROOMS \*\* GREAT LOCATION \*\* FRONT & REAR GARDEN \*\***

This three bedroom terrace would make an ideal purchase for first time buyer/young couple/family. Ideally located on the outskirts of Wibsey which boasts amenities, shops and local schools.

Briefly comprises entrance, lounge, kitchen, three first floor bedrooms and house bathroom.

To the outside there are gardens to front and rear.



## Entrance

## Lounge

13'0" x 13'0" (3.96m" x 3.96m")

## Kitchen

14'3" x 7'4" (4.34m" x 2.24m")

Fitted kitchen having a range of wall and base units incorporating sink unit, oven & hob, plumbing for auto washer, storage and upvc door leading to rear.

## First Floor Landing

Loft access.

## Bedroom One

11'6" x 10'0" (3.51m" x 3.05m")

## Bedroom Two

10'0" x 9'2" (3.05m" x 2.79m")

## Bedroom Three

7'5" x 5'9" (2.26m" x 1.75m")

## Bathroom

Three piece suite comprising panel bath, low flush wc and pedestal wash basin.

## Exterior

Lawned garden to front and rear.

## Council Tax Band

B

## 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 <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

Energy Efficiency Rating: Current 42, Potential 86

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