



Green End Road, Wibsey,

£99,950

This two bedroom terrace property would make an ideal purchase for a number a FTB/Investor.

Situated in the heart of Wibsey Village which boasts amenities, shops and local schools.

The accommodation briefly comprises of an open plan lounge/kitchen, shower room, two first floor bedrooms and a house bathroom.

To the outside there is a communal garden to the rear.



Open Plan Living Kitchen

16'2 x 12'8 (4.93m x 3.86m)

Central heating radiator, double glazed window and understair storage.

Kitchen

Fitted wall and base units with Stainless Steel sink unit. Oven, hob and extractor fan. Plumbing for washing machine and double glazed window.

Shower Room

Three piece suite comprising of; low flush WC, hand wash basin and shower cubicle. Tiled, heated towel rail, extractor fan and double glazed window.

First Floor Landing

Bedroom One

9'2 x 12'7 (2.79m x 3.84m)

Central heating radiator and double glazed window.

Bedroom Two

12'9 x 6'8 (3.89m x 2.03m)

Central heating radiator and Velux window.

Bathroom

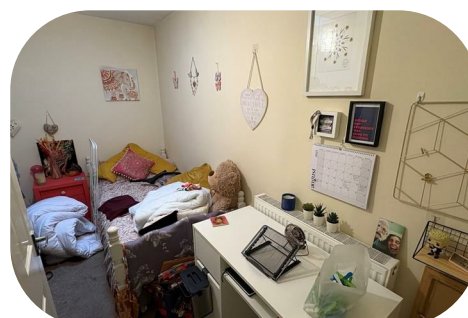
Three piece suite comprising of; low flush WC, hand wash basin and panel bath. Central heating radiator and double glazed window.

External

Communal garden to the rear.

Council Tax

Band A.



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		
(92-100) A			(8-11) A		
(81-91) B			(12-15) B		
(69-80) C			(16-20) C		
(55-68) D			(21-25) D		
(39-54) E			(26-30) E		
(21-38) F			(31-35) F		
(1-20) G			(36-40) 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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