



13 Sutcliffe Place, Bradford, BD6 1JL

£525

A charming two-bedroom, mid-terrace cottage located in Wibsey. Benefiting from open-plan living accommodation. Situated on Sutcliffe Place, Wibsey the property is within walking distance to local schools, shops and other amenities.

Entrance.
Leading from the front patio to the open-plan kitchen diner.

Kitchen.
Galley-style kitchen with a range of floor and wall-mounted storage units and cupboards. Intergrated gas ring stove and oven with plumbing for a washing machine.

Lounge.
A carpeted lounge that can accommodate a sofa suite, coffee table and media cabinet. Feature fireplace and mantelpiece. Access to the first-floor landing.

First Floor Landing.
Leading to bedrooms one, two and the house bathroom.

Bedroom One - Principal.
A carpeted double bedroom with fitted wardrobes.

Bedroom Two.
A carpeted single bedroom.

Bathroom.
House bathroom with fitted bath and overhead shower unit, low-level flush WC and wash hand basin.

Patio.
A front-facing patio garden.

Agent Notes.
The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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 quoted for guidance only as are floor plans 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 the purpose.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	