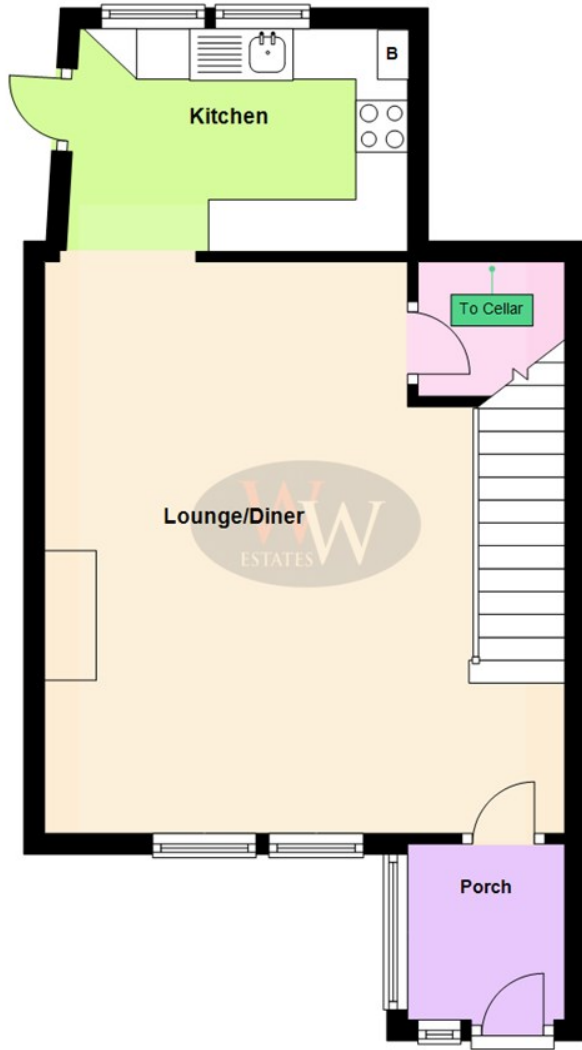


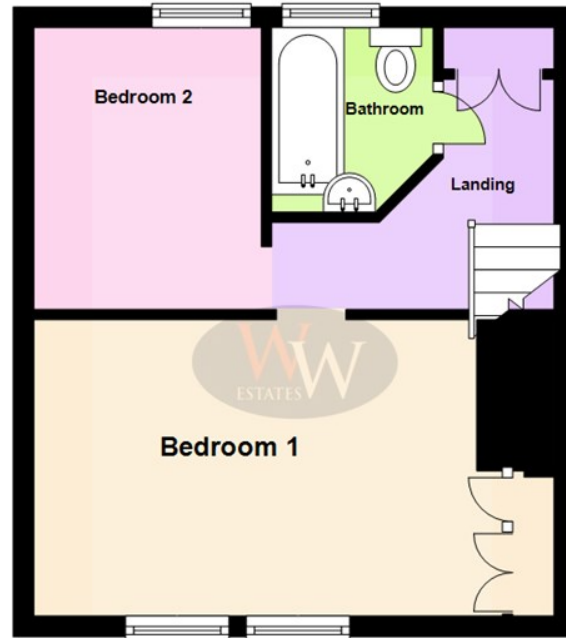
### Ground Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



### First Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



Total area: approx. 66.4 sq. metres (714.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
	<b>86</b>
<b>61</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	<b>G</b>
<b>F</b>	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



SALES & LETTINGS

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www.wwestateagents.com



Folly Hall Road, Bradford, West Yorkshire BD6 1UL

Auction Guide £65,000 Freehold



\*\*\* FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION \*\*\*  
STARTING BIDS £65,000 \*\*\* FEES APPLY \*\*\* No Onward Chain \*\*\* In Need Of Modernization \*\*\* Investment Potential \*\*\* Good Transport Links \*\*\* Two Bedroom Cottage \*\*\* Close To Local Shops And Amenities.

A 2 bedroom cottage with a wealth of character situated in Wibsey village close to local amenities & commuting links. Needing updating throughout the property has an extremely modern central heating system, double glazing, cellar & lovely front patio. There is no vendor chain.

An early viewing is essential to fully appreciate and the property briefly comprises:

**Porch**

5'7" x 5'0" (1.70m x 1.52m)  
Window to front, window to side, radiator, fitted carpet tiled flooring, door into:

**Lounge/Diner**

18'1" x 16'6" (5.52m x 5.03m)  
Double glazed Mullion windows to front, uPVC double glazed window to front, stone built fireplace timber mantle over, radiator, fitted carpet flooring, exposed beams and feature beams, open plan door to:

**Kitchen**

7'1" x 10'8" (2.15m x 3.24m)  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap with

tiled splashbacks, space for fridge, built-in oven, four ring gas hob, two windows to rear, vinyl flooring, door to the rear.

**Cellar**

For storage

**Landing**

8'11" x 6'7" (2.72m x 2.00m)  
Storage cupboard, carpet, door into:

**Bedroom 1**

9'5" x 16'6" (2.86m x 5.03m)  
Double glazed Mullion windows to front, built in triple wardrobe radiator, fitted carpet flooring, radiator

**Bedroom 2**

8'11" x 7'3" (2.72m x 2.20m)  
Window to rear, fitted bedroom suite, fitted carpet flooring.

**Bathroom**

Fitted with a 3 peice piece coloured suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, window to rear, heated towel rail, laminate flooring.

