









welcome to

Acre Lane, Wibsey Bradford

Larger than expected mid town house situated a stone throw from Wibsey village. This property is an excellent investment for a landlord or a great starter home.













Entrance Hall

Small entrance hall.

Lounge

12' 7" x 14' 6" (3.84m x 4.42m)

With UPVC window to the front and gas central heating radiator.

Kitchen

12' 5" x 8' 4" (3.78m x 2.54m)

Fitted kitchen with a range of shaker style wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven, gas hob, UPVC window to the rear, gas central heating radiator and houses the boiler.

Landing

Bedroom One

11' 8" x 9' 7" (3.56m x 2.92m)

With window to the front and gas central heating radiator.

Bedroom Two

9' 3" x 11' 4" (2.82m x 3.45m)

With window to the rear and gas central heating radiator.

Bedroom Three

9' 7" x 5' 1" (2.92m x 1.55m)

With UPVC window to the front and gas central heating radiator.

Bathroom

Three piece suite comprises bath with shower over, wash hand basin set in vanity unit, w/c and gas central heating radiator.

Outside

Enclosed lawn garden to the rear and well proportioned garden to the front.





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Acre Lane, Wibsey Bradford

- Three bedroom
- Mid town house
- Gardens to front and rear
- Ideal for investors
- £140,000

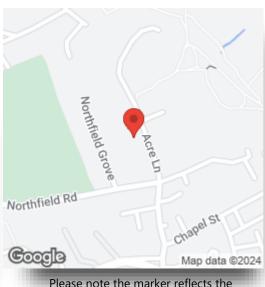
Tenure: Freehold EPC Rating: Awaited

£140,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BDF114780 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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