



Giles Street, Wibsey Bradford BD6 3BJ



welcome to

Giles Street, Wibsey Bradford

PUBLIC NOTICE

ADDRESS- 21 Giles Street, BD6 3BJ

We are acting in the sale of the above property and have received an offer of £75,000.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. EPC - E



Entrance Vestibule

With access into the lounge.

Lounge

14' 11" x 15' 2" into recess (4.55m x 4.62m into recess)

With window to the rear and radiator.

Kitchen

5' 6" x 7' 7" (1.68m x 2.31m)

With wall and base units incorporating stainless steel sink and drainer with work surfaces.

Kitchen also offers access to the cellar.

Cellar

Bedroom One

12' 3" x 10' 1" into recess (3.73m x 3.07m into recess)

With window to the rear and radiator.

Bathroom

Three piece suite comprises panel bath, wash hand basin and WC. With radiator and window to the rear.

Bedroom Two

10' 1" x 13' 6" max (3.07m x 4.11m max)

With some restricted head height, window to the rear and radiator.



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welcome to

Giles Street, Wibsey Bradford

- Two Bedrooms
- Rear Terrace
- No Chain
- Accommodation Over Three Floors
- Price £75,000

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£75,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116211



Property Ref:
BDF116211 - 0004

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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