



**Wightman Street,
£90,000**



Entrance

Lounge

14' x 11' (4.27m x 3.35m)

With radiator.

Dining Kitchen

13'1" x 12'4" (3.99m x 3.76m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, radiator.

Cellar

First Floor Landing

Bedroom One

14'2" x 11' (4.32m x 3.35m)

With radiator.

Bedroom Two

10'7" x 8'4" (3.23m x 2.54m)

With radiator.

Bathroom

Modern three piece suite, radiator.

Second Floor

Bedroom Three

12'7" x 11' (3.84m x 3.35m)

With velux skylight and radiator.

Exterior

To the outside there are gardens to both front and rear.

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, proceed straight ahead at Bolton Junction to continue onto Idle Road, turn right onto Otley Rd/A658, right onto Wightman St and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

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 plus) A	87	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	63	(55-68) D	
(39-54) E		(39-54) E	
(13-38) F		(13-38) F	
(1-12) G		(1-12) 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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