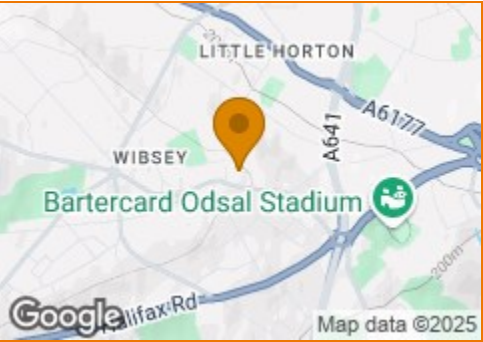


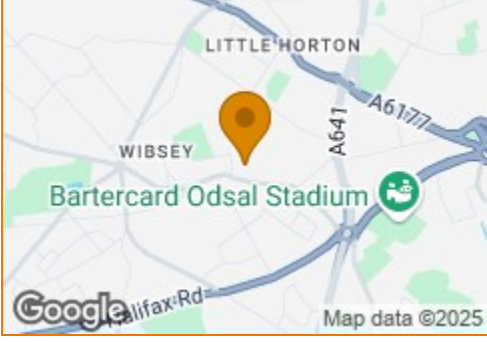
Terrain Map



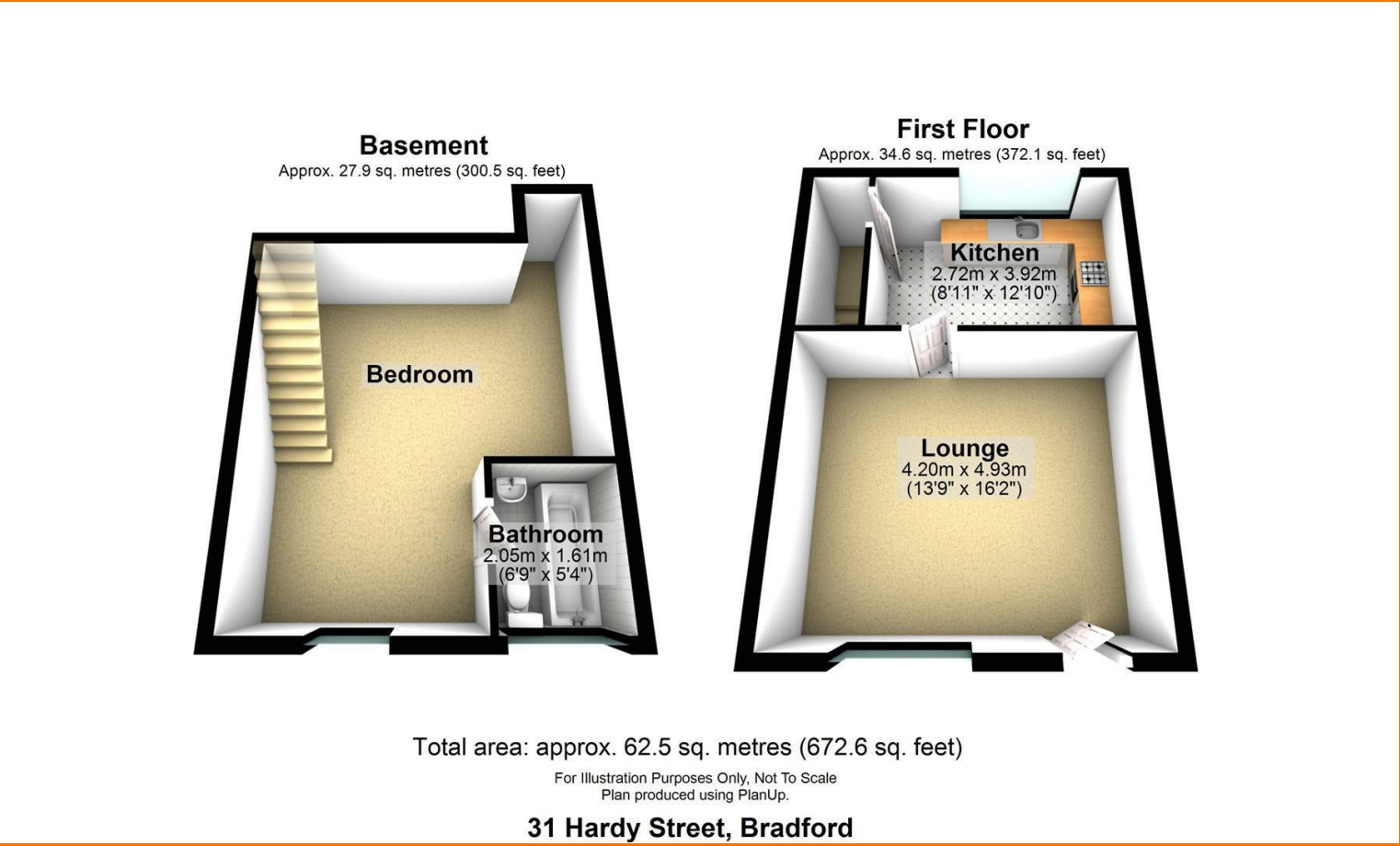
Hybrid Map



Terrain Map



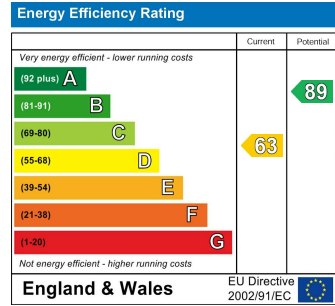
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Hardy Street

Wibsey, Bradford, BD6 1ND

£55,000



CHARTERED SURVEYORS



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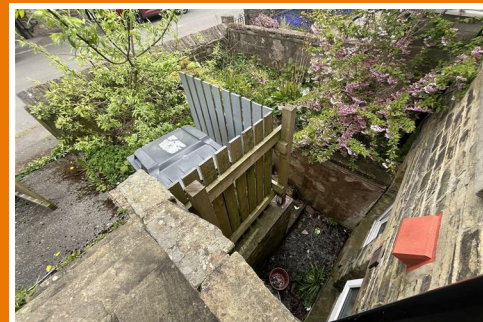
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Hardy Street

Wibsey, Bradford, BD6 1ND

£55,000



A charming and surprisingly spacious one bedroom, blind and end terrace cottage which in the main has been modernised although would now benefit from remedial work to the lower ground floor accommodation. The split level nature of the living arrangements provide a lounge and kitchen on the ground floor level and the lower ground floor is a generous bedroom and bathroom/en-suite. The fixtures and fittings are modern and there is a gas fired central heating system and sealed unit double glazing to be found at the property. An ideal letting prospect once tanked out correctly at lower ground floor level. Outside to the front is an easily managed cottage style garden.

ACCOMMODATION

GROUND FLOOR

LIVING ROOM

14'7" max x 13'6"

A uPVC double glazed door with privacy glass inset allows access into this spacious living room. There are two central heating radiators and a uPVC double glazed picture window positioned to the front elevation, decorative coving, a dado rail, provision for uplights on the walls and the focal point for the room is a traditionally styled fireplace with electric fire inset. An internal door leads through to the kitchen area.

KITCHEN

9'0" x 12'0"

Fitted with a range of wall and base units in a contemporary grey ash style with complementary slate effect working surfaces. There is a four ring gas hob with oven beneath and concealed within one of the units is the Ideal combination boiler. You will also find plumbing for a washing machine, a central heating radiator, stainless steel extractor canopy part tiled splashbacks surrounding the preparation areas and a stainless steel inset sink with

mixer tap over which is adjacent to the uPVC double glazed window located on the gable end of the property. An internal door leads to a lobby area.

LOBBY AREA

2'3" x 5'6"

With stairs descending to the lower ground floor and a uPVC double glazed window positioned to the side elevation with privacy glass inset.

LOWER GROUND FLOOR

BEDROOM

14'2" max x 18'1" max

There is a stone feature fireplace with brick inset detail and stone hearth and natural light via the uPVC double glazed window to the front elevation. This has a 'tilt and turn' window opening which can act as an escape in the event of an emergency. There are two central heating radiator and an extraction unit. An internal door leads to the en suite style bathroom.

EN SUITE

6'10" x 5'8"

Fitted with a modern, white three piece suite comprising pedestal hand wash basin with mixer tap over, a low flush wc and a panel bath with mixer shower attachment over. There is a glass splashscreen, tiled walls, a central heating radiator, a linen cupboard, extraction and a uPVC double glazed window with privacy glass inset.

OUTSIDE

There is a small and easily managed cottage style garden located at the front of the property.

TENURE

We understand that the property is a freehold arrangement. A contract pack will be available prior to the sale.

