



34 Acre Place, Wibsey, Bradford, West Yorkshire, BD6 1LL
Asking Price £155,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this TWO BEDROOM SEMI-DETACHED PROPERTY located on a quiet side road in Wibsey - BD6. With off-street parking, a private garden, and within walking distance to local amenities, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance hallway, living room, kitchen, cellar, two bedrooms, shower room and loft. Externally the property has a single driveway to the side of the property, and a private low-maintenance garden to the rear of the property. The property benefits from gas central heating and double glazing, and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Living Room

Good-sized living room to the front of the property with access through from the entrance hall and to the kitchen. With a central electric fireplace, ceiling beams, and ample room for a large suite.

Kitchen



Cooking kitchen to the rear of the property with stone flooring and access to the garden and first floor. Fitted with a good range of matching white units with complementary worktops and tiled splashbacks. Appliances - fridge/freezer, gas hob with extractor, oven/grill, washing machine, sink with drainer.

Cellar

Cellar accessible from the entrance hallway, with a power supply and offering ideal storage space.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with fitted mirrored wardrobes and a view to the rear. Offering ample room for a large bed with side tables and dressing furniture.

Bedroom



Second bedroom, with a view to the front of the property. With laminate flooring and full-length wardrobes/shelving.

Bathroom



Tiled shower room to the rear of the property with frosted window. With a three-piece suite - corner shower, wc, wash basin and towel rail.

EXTERNAL



Garden



Low-maintenance gated garden to the rear of the property with access to the kitchen. With boundary fencing, a view to the neighbouring field, and mainly flagged with space for outdoor seating.

Front/Side

Driveway to the side of the property offering off-street parking for one car.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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