



**Land North Of Chapel Street, Wibsey Bradford BD6 1LN**



***welcome to***

**Land North Of Chapel Street, Wibsey Bradford**

Located in the centre of Wibsey, this land can be utilised for a variety of uses. The site is close to the local shops and amenities within the village and the Bradford city ring road giving access to the motorway and city centre. Japanese Knotweed is present with no treatment in place.



### Important Notice

Japanese Knotweed is present with no treatment in place.

- Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health and Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers, Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellar, attics, exterior grounds and outbuildings and boundaries.

- 
- 
- 



***view this property online*** [williamhbrown.co.uk/Property/BDF116641](http://williamhbrown.co.uk/Property/BDF116641)



welcome to

## Land North Of Chapel Street, Wibsey Bradford

- Centre of Wibsey
- Close to local shops
- Gives access to transport links
- 
- 

Tenure: Freehold EPC Rating: Exempt

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BDF116641](https://williamhbrown.co.uk/Property/BDF116641)



Property Ref:  
BDF116641 - 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 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 Corp 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.

 **william h brown**  
Incorporating  
**Porter  
Glenny**



**01274 693138**



[Wibsey@williamhbrown.co.uk](mailto:Wibsey@williamhbrown.co.uk)



6 Fair Road, BRADFORD, West Yorkshire, BD6  
1QN



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**