Sugdens
Sales & Lettings



Market Street, Wibsey,

Offers In Excess Of £99,950

* TERRACE * TWO BEDROOMS * IDEAL STARTER HOME * SMALL GARDEN *
* CLOSE TO AMENITIES * RECENTLY REDECORATED * NEW FLOORING *
This well presented two bedroom terrace property would make an ideal purchase for a number a FTB/Investor.
Situated in the heart of Wibsey village which boasts amenities, shops and local schools.
The accommodation briefly comprises open plan lounge/kitchen, cellar, first floor bedroom and a shower room. There is also a further second attic bedroom.
To the outside there is a small garden frontage.







Open Plan Lounge/Kitchen
15'9" x 17'2" (4.80m x 5.23m)
Lounge Area has a gas fire, radiator and double glazed window.
Kitchen Area is fitted with a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor fan, plumbing for auto washer.



Cellar
Useful storage.

First Floor
With radiator.



Bedroom One
10'9" x 11'4" (3.28m x 3.45m)
With radiator and double glazed window.

Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, double glazed window and radiator.



Attic Bedroom Two
14'4" x 10'7" max (4.37m x 3.23m max)
With radiator and velux window.

Exterior
To the outside there is a yard area to the front of the property.

Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 1.5 miles, turn right onto Cooper Ln, left onto Beacon Rd, at the roundabout take the 2nd exit onto High St, turn left onto Market St.

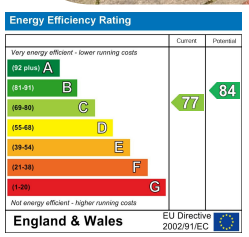


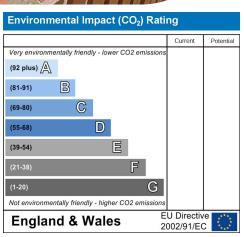
TENURE
FREEHOLD

Council Tax Band
A / Bradford



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.





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