



175 Smithy Hill, Wibsey, Bradford, West Yorkshire, BD6 1JX  
£725 Per Month

TWO BEDROOM character cottage with a south facing front aspect in Wibsey. The property has undergone refurbishment and offers a mix of modern home comforts and period features. Located on a private road, this property would ideally suit a single person or couple.

EPC RATING - D

COUNCIL TAX BAND - A

## GROUND FLOOR

### ENTRANCE PORCH

Useful entrance area.

### HALL

Stairs to the first floor.

### LOUNGE

Main reception space with exposed beams and stone work. Electric fire, double glazed window and central heating radiator.

### DINING KITCHEN

Fitted wall and base units with a work surface over. Integrated electric oven with gas hob and extractor fan over. Double glazed window, central heating radiator and under stairs storage cupboard.

## FIRST FLOOR

### LANDING

### BEDROOM

Double bedroom with fitted mirrored robes, exposed stone work, double glazed window and central heating radiator.

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Double bedroom with fitted mirrored robes, exposed stone work, double glazed window and central heating radiator.

### BATHROOM

Fitted three piece bathroom suite in white. Double glazed window, vinyl flooring and central heating radiator.

### EXTERNAL

Small paved area to the rear and further external space to the side and frontage.

