



## Beechwood Avenue, Wibsey,

**£185,000**

**\*\* DETACHED \*\* TWO BEDROOMS \*\* CONSERVATORY \*\* SOUGHT AFTTER LOCATION \*\*  
\*\* NO CHAIN \*\* MODERN KITCHEN & BATHROOM \*\* GARDENS, PARKING & GARAGE \*\***

This two bedroom detached property would appeal to a number of buyers.

Located in the sought after area of Wibsey which is ideally situated for amenities, shops, first and secondary schools.

The accommodation briefly comprises family living/kitchen, conservatory, two first floor bedrooms and a house bathroom.

To the outside there is an artificial lawned garden and patio with a driveway and off street parking. There is also the benefit of a single garage.



### Family Living / Kitchen

27'5" x 16'0" (8.36m" x 4.88m")

Modern fitted kitchen having a range of wall and base units incorporating sink unit, breakfast bar, oven & hob.

### Conservatory

8'4" x 9'1" (2.54m" x 2.77m")

Upvc door leading to garden.

### First Floor Landing

### Bedroom One

14'7" x 12'7" (4.45m" x 3.84m")

Sliding wardrobes and radiator.

### Bedroom Two

12'4" x 9'8" (3.76m" x 2.95m")

Sliding wardrobes and radiator.

### Bathroom

Modern three piece suite comprising feature bath, vanity sink unit and low flush wc.

### Exterior

Outside there is a driveway to the front, providing off road parking and leading to a detached garage, together with an artificial lawn to rear.

### Council Tax Band

D

### Tenure

FREEHOLD.



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