Sugdens
Sales & Lettings

Beechwood Avenue, Wibsey,

£200,000

* * DETACHED * * TWO BEDROOMS * * CONSERVATORY * * SOUGHT AFFTER 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.

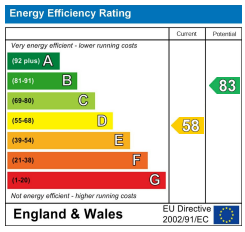
Bathroom
Modern three piece suite comprising feature bath, vanity sink unit and low flush wc.

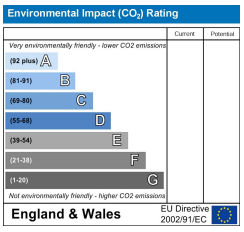
Exterior
Outside there is a driveway to the front, providing off road parking and leading to a detached garage, together with an artificial lawn to rear.

Council Tax Band
D

Tenure
FREEHOLD.

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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