



### **Giles Street, Wibsey,**

**£74,950**

**\* TERRACE \* TWO BEDROOMS \* IDEAL INVESTMENT/FTB \***  
**\* CLOSE TO AMENITIES \***

This two bedroom terrace property is within walking distance of Wibsey Village which has local amenities, shops and schools close by.

The property would appeal to an Investor/Speculator/FTB and benefits from gas central heating and double glazing. The accommodation briefly comprises of kitchen, lounge, cellar, one first floor bedroom and a bathroom, together with a further attic bedroom to the second floor.

CURRENTLY TENANTED £5700 Per Annum



## Kitchen

14'1" x 3'8" (4.29m x 1.12m)

With fitted wall and base units incorporating stainless steel sink unit, oven, hob, extractor fan, radiator.



## Lounge

15'2" x 10'10" (4.62m x 3.30m)

With electric fire in fireplace surround, radiator and double glazed window.

## Cellar

Useful storage. With plumbing for auto washer.

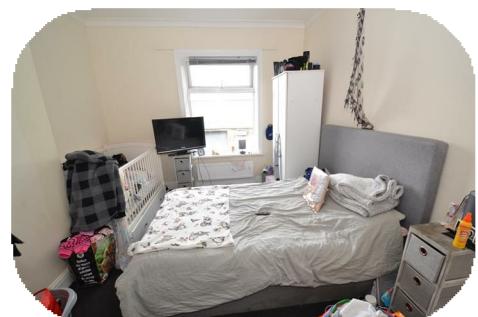
## First Floor

With storage and radiator.

## Bedroom One

12'7" x 10'2" (3.84m x 3.10m)

With radiator and double glazed window.



## Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

## Second Floor

### Attic Bedroom Two

11'5" x 12'9" (3.48m x 3.89m)

With built in wardrobe, radiator and double glazed window.



## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, go through the roundabout, turn left onto Mill St, right onto Giles St and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A

**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	A	Very environmentally friendly - lower CO <sub>2</sub> emissions	A
(92 plus)	B	(92 plus)	B
(81-91)	C	(81-91)	C
(69-80)	D	(69-80)	D
(55-68)	E	(55-68)	E
(39-54)	F	(39-54)	F
(21-38)	G	(21-38)	G
(11-20)	H	(11-20)	H
Not energy efficient - higher running costs	I	Not environmentally friendly - higher CO <sub>2</sub> emissions	I
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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