



Splodge Cottage, White Lane, Wibsey, **Offers In Excess Of £90,000**

* GRADE II LISTED COTTAGE * READY TO MOVE INTO * TWO BEDROOMS * EXCELLENT COMMUTER LINKS *
* CONSERVATORY * SMALL GARDEN * IDEAL FTB/INVESTOR *

Attention Investors/FTB's! This ready to move into two bedroom Grade II Listed Cottage is ideally located for Wibsey Village which offers amenities, shops and excellent for anybody commuting on the Motorway or Low Moor Train Station. Benefits from gas central heating, double glazing and alarm system.

The accommodation briefly comprises of an open plan lounge/kitchen, conservatory, two first floor bedrooms and a house bathroom.

To the outside there is a small garden area to the rear.



Open Plan Lounge/Kitchen

16' x 15'10" (4.88m x 4.83m)

Modern fitted kitchen area having a range of wall and base units incorporating stainless steel sink unit, complementary work surfaces, tiled splashback, plumbing for dishwasher, plumbing for auto washer.

Lounge area has a feature fireplace with inset and hearth, radiator, understairs storage, ceiling beam, French doors.

Conservatory

10' x 7'2" (3.05m x 2.18m)

First Floor

Bedroom One

11'7" x 9'5" (3.53m x 2.87m)

With radiator and ceiling beam.

Bedroom Two

11' x 5'10" (3.35m x 1.78m)

With radiator and ceiling beam.

Bathroom

White three piece suite comprising panelled bath, low suite wc, pedestal wash basin, part tiled walls and radiator.

Exterior

To the outside there is a small garden area to the rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.5 miles, turn right onto Cooper Ln/B6380, immediate left onto Beacon Rd/B6380, after 1.5 miles at the roundabout take the 2nd exit onto High St/B6380, continue to follow B6380 for 0.5 mi, turn left onto Triangle, left onto White Ln and the property will shortly be seen displayed via our For Sale board.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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