



White Lane Top,

£170,000

**** GRADE II LISTED COTTAGE ** THREE DOUBLE BEDROOMS ** DINING - KITCHEN ** FAMILY SIZED **
** 18FT LOUNGE ** OUTSKIRTS OF WIBSEY ** GARDENS, GARAGE & PARKING ****

This spacious three double bedroom cottage offers family sized accommodation. Situated on the outskirts of Wibsey which boasts amenities, shops and within easy reach of excellent motorway links.

The property requires some updating and does benefit from GCH, DG, garden and a garage. Briefly comprising of a entrance, dining kitchen, lounge, three first floor bedrooms and a shower room. To the outside there is a garden with a driveway leading to a single garage.



Entrance

Dining Kitchen

18'1" x 15'0" (5.51m" x 4.57m")

Oak effect fitted kitchen having a range of wall and base units incorporating laminate sink unit, stainless steel oven & hob, gas fire and radiator.

Lounge

18'1" x 14'7" (5.51m" x 4.45m")

Electric fire set in chimney breast.

First Floor Landing

Bedroom One

14'9" x 9'9" (4.50m" x 2.97m")

Storage cupboard and radiator.

Bedroom Two

15'1" x 8'7" (4.60m" x 2.62m")

Radiator.

Bedroom Three

14'9" x 5'8" (4.50m" x 1.73m")

Radiator.

Shower Room

Three piece suite comprising pedestal wash basin, low flush wc, shower cubicle, tiled walls and heated towel rail.

Exterior

Low maintained patio garden and stocked gardens to front with a driveway leading to a single garage.

Tenure

FREEHOLD.

Council Tax Band

B



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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