



Mandale Road, Wibsey,
Offers Over £170,000

* SEMI DETACHED * THREE BEDROOMS * NEWLY FITTED KITCHEN & BATHROOM * NO CHAIN *
* NEW CARPETS * GARDENS * PARKING * GREAT STARTER HOME *

Available with no onward chain and providing 'ready to move into' accommodation, is this delightful three bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

The easy to maintain accommodation briefly comprises entrance, lounge, modern fitted kitchen, three first floor bedrooms and a house bathroom with white suite.

To the outside there are good sized gardens and a driveway.



Entrance
With radiator.

Lounge
12'3" x 12'4" (3.73m x 3.76m)
With a stainless steel modern electric fire in fireplace surround, laminated wood floor.

Dining Kitchen
15'5" x 8' (4.70m x 2.44m)
Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, radiator.

First Floor Landing

Bedroom One
10'7" x 9'5" (3.23m x 2.87m)
With radiator.

Bedroom Two
10'1" x 9'3" (3.07m x 2.82m)
With radiator.

Bedroom Three
5'8" x 7'8" (1.73m x 2.34m)
With radiator.

Bathroom
New, modern three piece white suite, part tiled walls and radiator.

Exterior
To the outside there are gardens to front and rear, together with driveway.

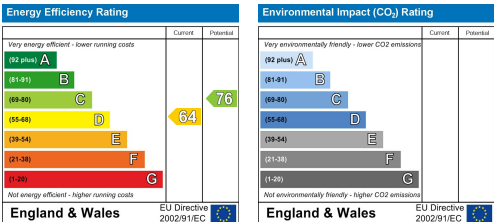
Directions
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, after 1.5 miles turn right onto Cooper Ln/B6380, turn left onto Beacon Rd/B6380, at the roundabout take the 3rd exit onto Mandale Rd and the property will be seen displayed via our For Sale board.

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.



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