



Beacon Road, Wibsey,

£179,950

* COTTAGE * TWO BEDROOMS * DECEPTIVELY SPACIOUS * GARDENS * GARAGE *
* CLOSE TO AMENITIES * POPULAR LOCATION * IN NEED OF RENOVATION *

Deceptively spacious two bedroom double fronted cottage.

Offering bungalow style accommodation which would appeal to a number of buyers, particularly anybody looking to downsize.

Situated on the outskirts of Wibsey Village which offers amenities, shops and bus routes.

The accommodation briefly comprises entrance, lounge/diner, kitchen, shower room, useful store room and two bedrooms.

To the outside there are gardens with a driveway leading to a single garage.



Entrance

Lounge/Diner

17'5" x 17'11" (5.31m x 5.46m)

With a living flame gas fire in fireplace surround, three radiators, two double glazed windows, original ceiling beams.



Kitchen

10'7" x 6'9" (3.23m x 2.06m)

High gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, radiator and double glazed window.

Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator.



Store Room

Useful storage.

Bedroom One

16'1" x 11'6" (4.90m x 3.51m)

Having built in wardrobes, radiator, double glazed window, beamed ceiling.



Bedroom Two

11'7" x 5'10" (3.53m x 1.78m)

With radiator and double glazed window.

Exterior

To the outside there is a garden to the front and side, together with a driveway leading to a detached garage.



Directions

From our Queensbury office proceed to the main traffic light at Sandbeds, continue into Scarlet Heights, the road becomes Highgate Road, turn right onto Beacon Road where the property will be found displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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

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

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