



## White Lane Top,

£180,000

**\*\* 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

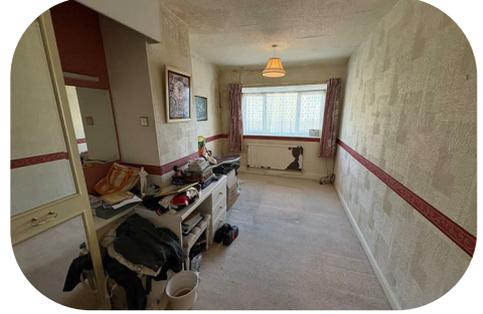
Low maintained patio garden and stocked gardens to front with a driveway leading to a single garage.

## Tenure

FREEHOLD.

## Council Tax Band

B



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

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