



## 5 Chapel Fold

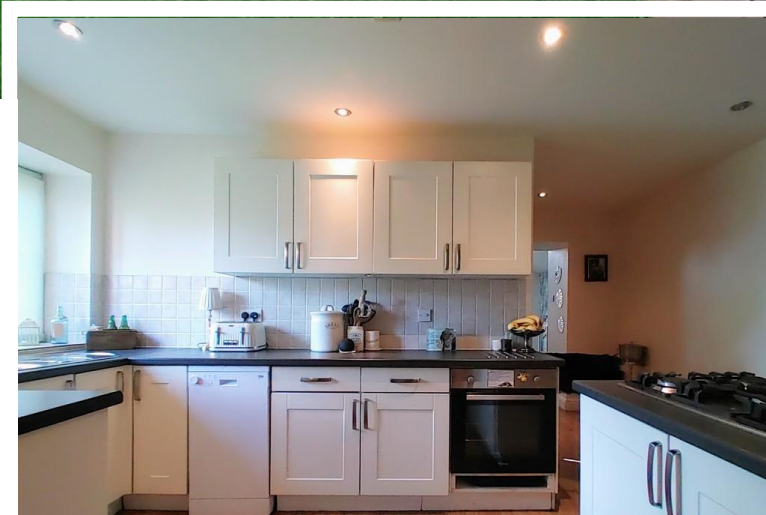
- £10,000 CASH BACK ON COMPLETION
- DETACHED CHARACTER BUNGALOW
- THREE BEDROOMS
- TWO RECEPTION ROOMS

**£234,995**

EPC Rating '62'







## Property Description

**\*\*£10,000 CASH BACK ON COMPLETION\*\* \*\***  
DETACHED BUNGALOW \*\* SPACIOUS CHARACTER PROPERTY \*\* THREE BEDROOMS & TWO RECEPTION ROOMS \*\* GREAT ENTERTAINING SPACE \*\* PRICE REDUCED\*\* Whitney's are pleased to offer for sale this spacious family home, located in a sought-after position in Wibsey, amongst other character properties. Well presented throughout and benefitting from a good degree of privacy, private parking and an enclosed garden. Available with NO CHAIN and briefly comprising of: Entrance Hall, Utility Cupboard, Dining-Kitchen, Lounge, Dining Room, Three Bedrooms, Master with Ensuite WC/Dressing Room, Bathroom, Gardens & Parking. Located within easy walking distance of local schools and village amenities, and well presented throughout.

### ENTRANCE HALL

Karndean flooring, double doors to the kitchen and a door to a Utility cupboard.





#### UTILITY

A useful cupboard providing washing machine plumbing and additional storage space.

#### KITCHEN/BREAKFAST ROOM

22' 4" narrowing to 16' 1" x 15' 3" (6.81m x 4.65m) A spacious open plan kitchen area, fitted with a good range of base and wall units, island unit housing a five-ring gas hob, laminated work surfaces and splashback wall tiling. Electric oven, plumbing for a dishwasher and a stainless steel sink and drainer. Inset ceiling spotlights, central heating radiator and a window to the front elevation.

#### LOUNGE

15' 2" x 14' 4" (4.62m x 4.37m) Window to the front elevation, central heating radiator and a pebble style electric fire set in a marble surround. Double doors to the kitchen.



#### DINING ROOM

13' 6" x 15' 2" (4.11m x 4.62m) Inset ceiling spotlights, large Velux window and Karndean flooring. A corridor leads from the Dining Room to the Bedrooms.

#### BEDROOM ONE

12' 5" x 9' 4" (Measurement taken from the wardrobe fronts) (3.78m x 2.84m) Wall to wall fitted wardrobes with integrated downlights, window to the front elevation, central heating radiator and a door to the WC.



#### WC/DRESSING ROOM

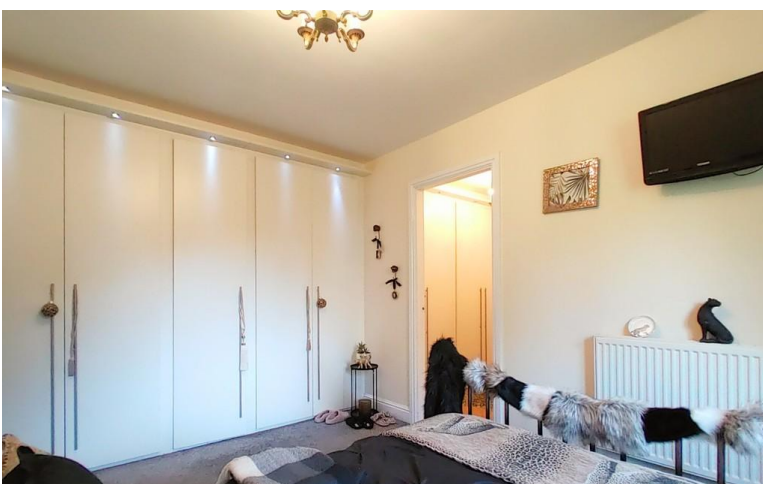
8' 2" x 4' 10" (measurement taken from the wardrobe fronts) (2.49m x 1.47m) Modern push button WC and a rectangular washbasin with storage below. Wall to wall fitted wardrobes with integrated downlights.

#### BEDROOM TWO

12' 2" x 8' 7" (3.71m x 2.62m) Window to the front elevation and a central heating radiator.

#### BEDROOM THREE

8' 9" x 8' 7" (2.67m x 2.62m) Currently used as a dressing room but can accommodate a double bed. Velux window and a central heating radiator.

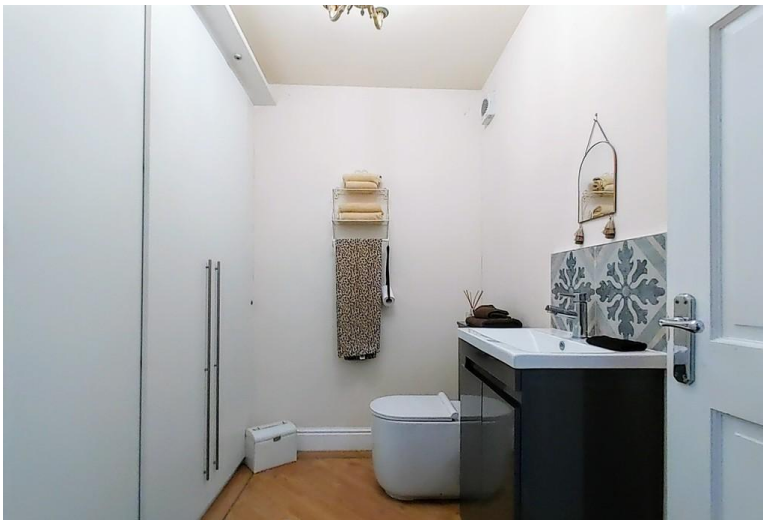


#### BATHROOM

A four piece bathroom suite comprising of a shower cubicle with a thermostatic rainfall shower, panelled bath with centre taps, push-button WC and a washbasin with storage below. Extractor fan and a chrome heated towel rail.

#### EXTERNAL

To the front of the property is an enclosed lawned garden with mature shrubs, flowerbed and a high fence boundary. A path to the side leads to a garden



shed at the rear. A private parking area close by provides parking for two to three cars.

#### **PURCHASE DETAILS:**

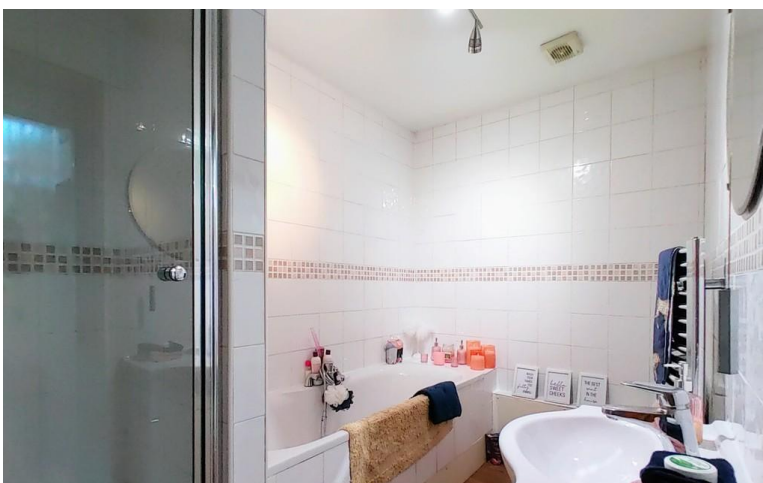
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

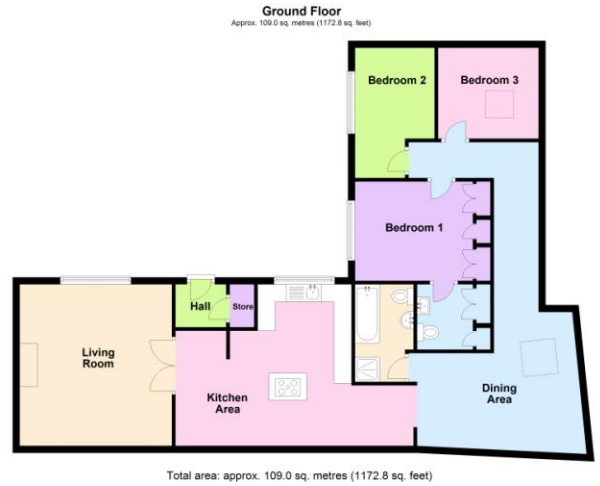
**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

**RENT-A-HOUSE:** Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements