



**Acre Court, Wibsey Bradford BD6 1LT**



**welcome to**

**Acre Court, Wibsey Bradford**

A well-presented two-bedroom ground floor flat in Acre Court, Bradford (BD6), offering fitted kitchen and living space, two good-sized bedrooms, a fitted shower room, resident parking, and access to a communal rear garden via patio doors from the lounge.



**Hallway**

With doorway to the front and doorway access to all rooms.

**Lounge**

14' 3" x 14' 3" ( 4.34m x 4.34m )

With patio doors opening to the rear, feature fire to the side and electric heating units.

**Kitchen**

11' 5" x 6' 6" ( 3.48m x 1.98m )

Fitted kitchen with a range of wall and base units.

**Bedroom One**

14' 4" x 10' 3" ( 4.37m x 3.12m )

With window to the side and electric heating unit.

With access to closet space.

**Bedroom Two**

11' 1" x 7' 9" ( 3.38m x 2.36m )

With window to the side and electric heating unit.

**Shower Room**

Fitted shower room comprising of a shower cubicle, wash hand basin and WC.

**Outside**

With resident parking to the front and communal garden to the rear.



***view this property online*** [williamhbrown.co.uk/Property/BDF116450](http://williamhbrown.co.uk/Property/BDF116450)





## welcome to Acre Court, Wibsey Bradford

- Ground Floor
- Two Bedrooms
- Resident Parking
- Communal Garden
- £125,000

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: A Service Charge: 118.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2009.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £125,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BDF116450](http://williamhbrown.co.uk/Property/BDF116450)



Property Ref:  
BDF116450 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01274 693138**



[Wibsey@williamhbrown.co.uk](mailto:Wibsey@williamhbrown.co.uk)



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**