



496 Huddersfield Road, Wyke, Bradford, BD12 8AS

Offers Over £80,000

- \* NO FORWARD CHAIN \*
- YARD TO THE REAR
- BREAKFAST KITCHEN
- CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED
- INVESTMENT OPPORTUNITY
- TWO BEDROOM TERRACE
- WHITE BATHROOM SUITE
- DOUBLE GLAZING

# 496 Huddersfield Road, Bradford BD12 8AS

\*\*\* TWO BEDROOM END TERRACE PROPERTY \*\*\* INVESTMENT OPPORTUNITY \*\*\* NO FORWARD CHAIN \*\*\* CALL BRONTE ESTATES TO ARRANGE A VIEWING \*\*\* 01274 884040 \*\*\*



Council Tax Band:



\*\*\* TWO BEDROOM END TERRACE PROPERTY  
\*\*\* INVESTMENT OPPORTUNITY \*\*\* NO  
FORWARD CHAIN \*\*\* CALL BRONTE ESTATES  
TO ARRANGE A VIEWING 01274 884040 \*\*\*

This property has gas central heating & UPVC double glazing, within easy reach of local amenities & transport routes. Briefly comprising; Lounge, Breakfast kitchen, two bedrooms & bathroom. The property can be sold with tenant in situ or with vacant possession. DONT MISS OUT ON THIS PROPERTY call the office today to arrange a viewing.

### **ENTRANCE HALL**

- Entering via a UPVC door the hallway with a staircase rising to the first floor and a separate door leading down to the basement storage cellar.

### **LOUNGE**

14'3" x 15'2"

- The family lounge has a fireplace as the focal point with a UPVC double glazed window to the front and central heating radiator.

### **KITCHEN/BREAKFAST ROOM**

11'11" x 11'9"

- The breakfast kitchen is fitted with a range of wall and base units, complimentary work surfaces, inset single bowl sink and drainer, gas hob and electric oven, plumbing for a washing machine, UPVC double glazed window to the rear, central heating radiator and the yard is access from the breakfast kitchen via a door at the rear.

### **LANDING**

- The first floor landing has a window to the rear, central heating radiator, doors leading off to the first floor accommodation.

### **BEDROOM ONE**

10'2" x 9'10"

- This double bedroom has a UPVC double glazed window to the front and central heating radiator.

### **BEDROOM TWO**

- The second bedroom has a UPVC double glazed window to the front and central heating radiator.

### **BATHROOM**

7'5" x 5'2"

- The house bathroom has a 3 piece suite in white comprising of; panelled bath, low flush WC, pedestal wash hand basin, central heating radiator, UPVC double glazed window to the rear.

### **BASEMENT**

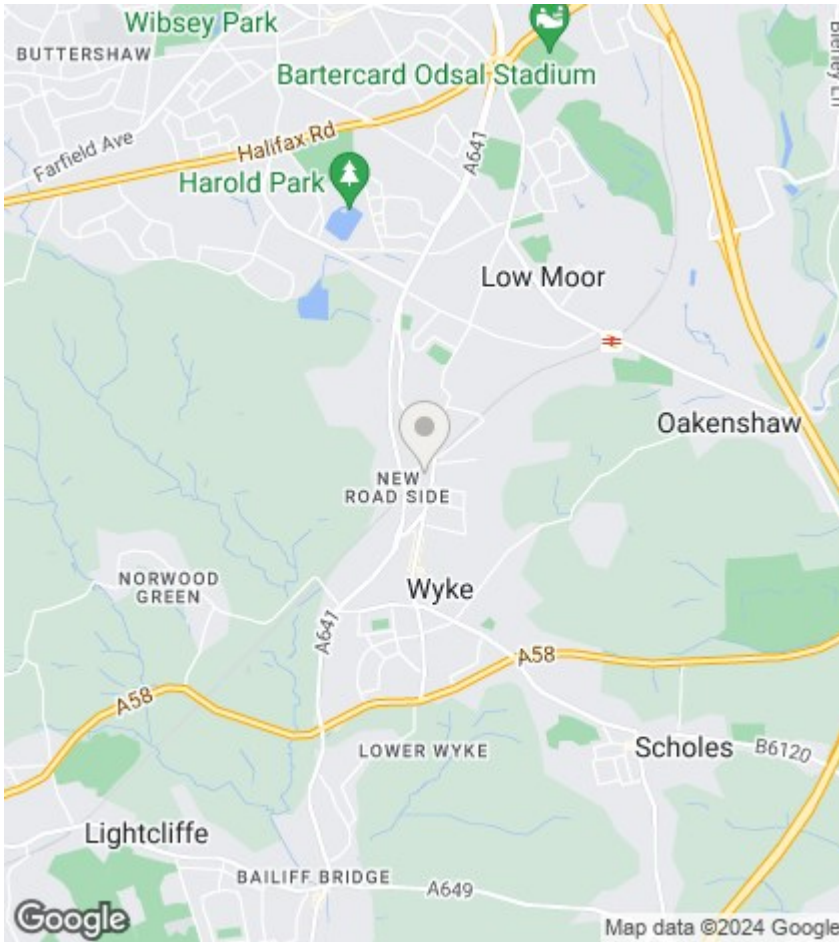
There is a useful storage basement accessed from the entrance hallway and the central heating boiler is located at the top of the stairs.

### **EXTERNALLY**

At the rear of the property is a small yard.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 