



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

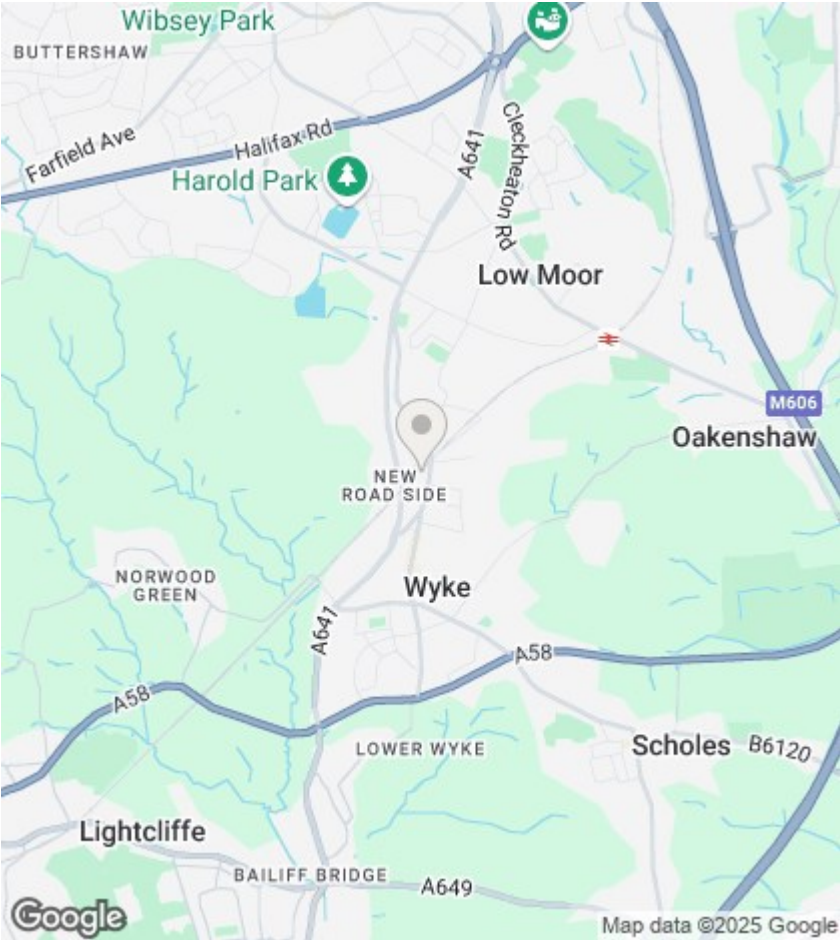
There is a useful storage basement accessed
from the entrance hallway and the central
heating boiler is located at the top of the stairs.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	