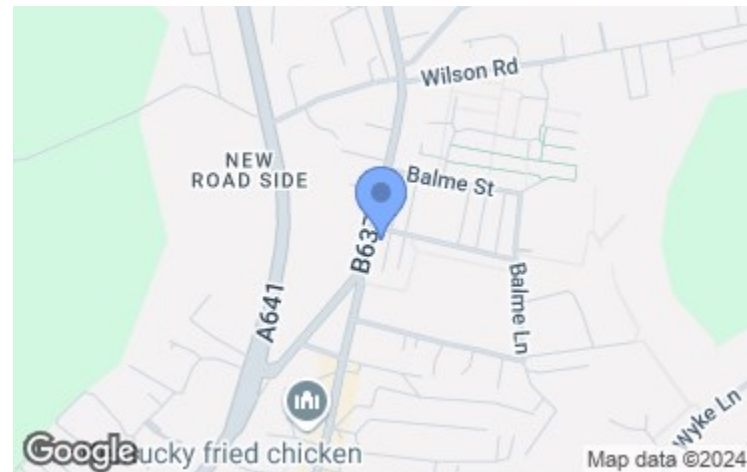




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 693737  
 wibsey@wwestateagents.com

**Directions**

See mapping.



**Huddersfield Road, Wyke, BD12 8NA**  
**Offers In The Region Of £130,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Huddersfield Road, Wyke, BD12 8NA



No Onward Chain \*\*\* Ideal First Time Buy Or Investment \*\*\* Two Double Bedrooms And Part Converted Loft Room \*\*\* Good Transport Links \*\*\* Close To Local Shops And Amenities.

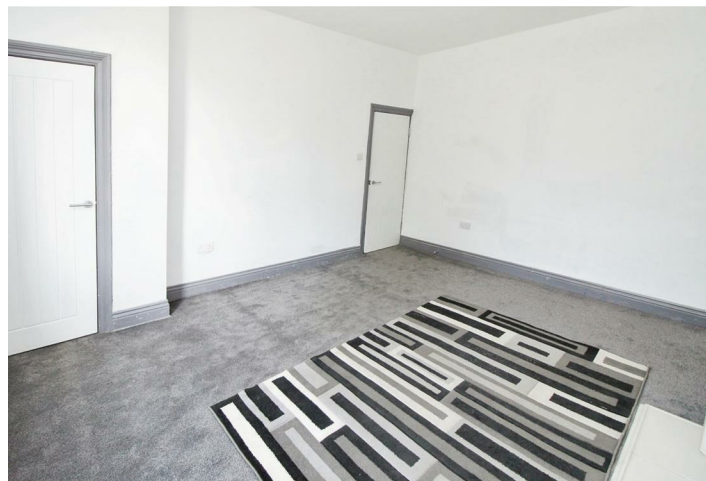
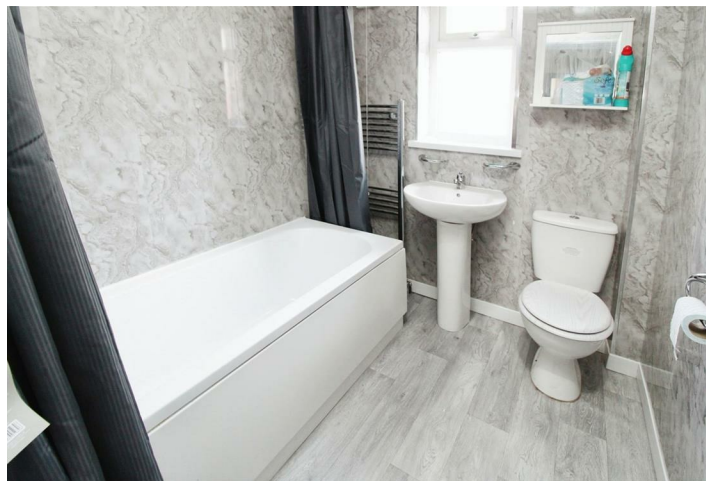
Located on Huddersfield Road in Wyke, BD12 8NA, this charming mid-terrace house is a hidden gem waiting to be discovered. The property is well placed for all local amenities and has fantastic transport links making it ideal for commuters.

With one reception room, two cosy bedrooms, and a well-appointed bathroom, this house offers a comfortable living space for you and your loved ones. The lounge has a feature fireplace, adding a touch of character to the room, while the kitchen is equipped with modern fitted wall and base units, double oven, gas hob with extractor hood above and space for appliances.

One of the highlights of this property is the potential for a loft room, providing you with the opportunity to create an additional living space or bedroom to suit your needs. The cellar offers

a convenient storage solution with power and light connected, ensuring that your belongings are neatly tucked away.

Outside, the low-maintenance front and rear gardens provide a tranquil setting for you to relax and unwind. On-road parking is available, offering convenience for you and your guests.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b> Two double bedroom through terrace house being sold with no onward chain.</p> <p><b>Rating authority</b> Borough Council Tax Band A</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
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