



Elizabeth Street, Wyke

£299,950

* EXTENDED SEMI DETACHED * FIVE BEDROOMS * TWO RECEPTION ROOMS * CUL-DE-SAC *
* TWO SHOWER ROOMS * READY TO MOVE INTO * CLOSE TO AMENITIES *
* GARDEN * AMPLE PARKING *

Superb five bedroom extended semi detached property located on this quiet cul-de-sac location.

Well presented throughout the family sized home offers ready to move into accommodation.

Within walking distance of shops, amenities, first and secondary schools and excellent motorway links.

Benefits from a modern fitted kitchen, two shower rooms and two reception rooms.

To the outside there are well stocked gardens to the front with a good sized enclosed garden to the rear, a driveway provides ample off street parking.





Entrance Hall

With radiator.

Kitchen

12'7" x 6'10" (3.84m x 2.08m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, integrated fridge/freezer, double glazed window, plumbing for auto washer, oven, hob and extractor hood, two double glazed windows.

Lounge

16'10" x 11'5" (5.13m x 3.48m)

With living flame gas fire in fireplace surround, radiator and French doors.

Dining Room

21'6" x 9'9" (6.55m x 2.97m)

With radiator, French doors to rear.

Shower Room

Modern three piece suite comprising walk-in shower, low suite wc, vanity sink unit, towel radiator and extractor fan.

Bedroom Four

9' x 8'8" (2.74m x 2.64m)

With radiator and double glazed window.

Bedroom Two

15'3" x 7'3" (4.65m x 2.21m)

With radiator and double glazed window.

First Floor

Bedroom One

13'8" x 11'6" (4.17m x 3.51m)

With radiator and double glazed window.

Bedroom Three

12'1" x 6'10" (3.68m x 2.08m)

With radiator and double glazed window.

Bedroom Five

9'10" x 7'6" (3.00m x 2.29m)

With radiator and double glazed window.

Shower Room

Modern three piece suite comprising walk-in shower, low suite wc, vanity sink unit, towel radiator and extractor fan.





Exterior

To the outside there is a block paved driveway leading to gardens to front and side with lawn and patio.

Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, turn left onto Whitcliffe Rd/B6120, at the roundabout take the 2nd exit onto Turnsteads Ave/B6120, continue to follow B6120 for 1 mile, continue straight onto Westfield Ln/B6379, turn left to stay on Westfield Ln, right onto Town Gate, at the roundabout continue straight onto Storr Hill, right onto Elizabeth St and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

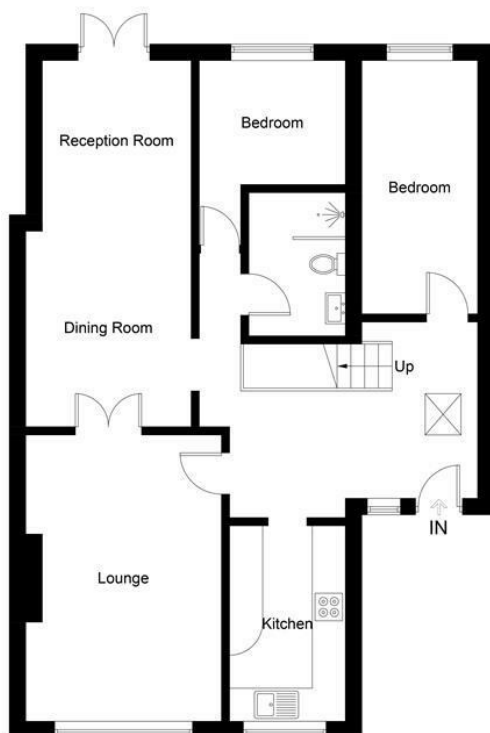
Council Tax Band

C

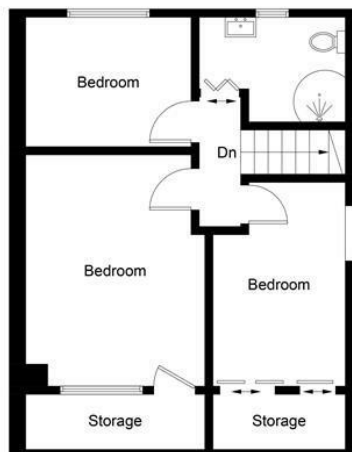


Elizabeth Street, BD12

Approximate Gross Internal Area = 133.6 sq m / 1438 sq ft

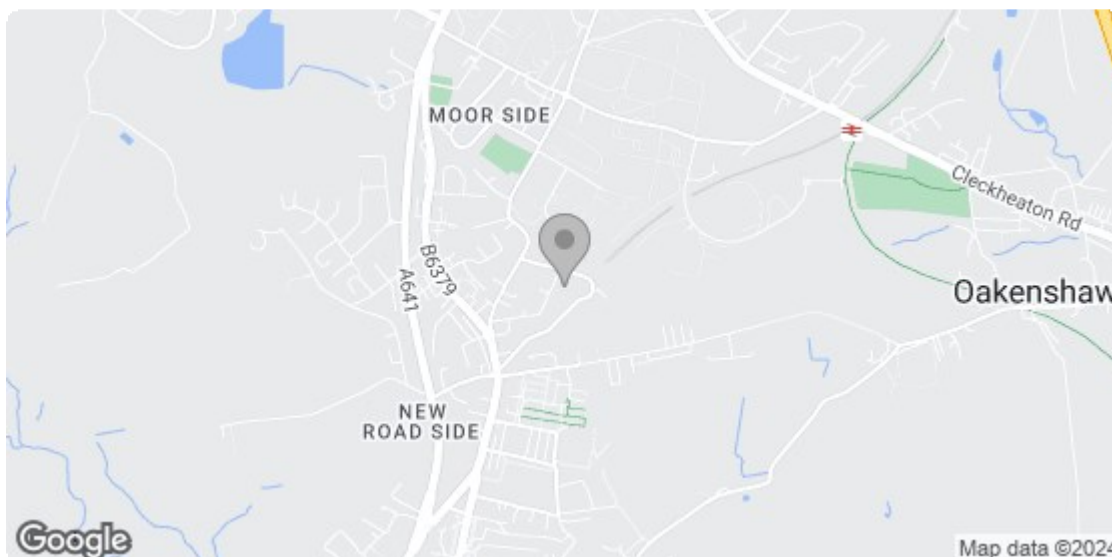


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1105571)



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 83 |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | | |

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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