



## Garden Field, Wyke,

**£110,000**

**\*\* MID TERRACE \*\* TWO BEDROOMS \*\* MODERN KITCHEN & BATHROOM \*\***

**\*\* EXCELLENT CONDITION \*\* HEART OF WYKE VILLAGE \*\* GARDEN \*\***

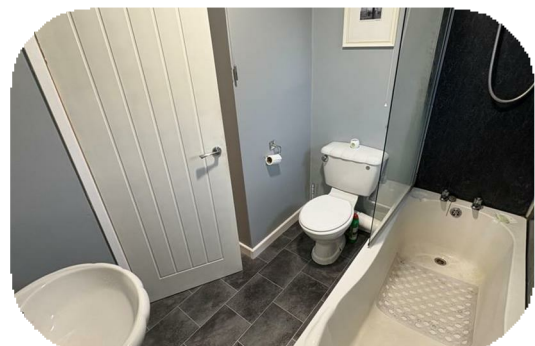
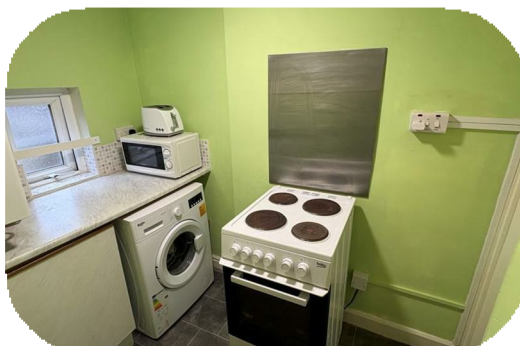
**ATTENTION FTB's/INVESTORS!!** This well presented two bedroom terrace property would make an excellent purchase having been updated by the current owner.

This includes a modern fitted kitchen, new internal and external doors and house bathroom.

Located in the heart of Wyke Village and within walking distance of amenities, shops and excellent motorway links.

The accommodation briefly comprises of a vestibule, open plan lounge/kitchen, utility area, cellar, two first floor bedrooms and a house bathroom.

To the outside there is a lawned and patio garden to the front of the property.





Entrance

Open Plan Lounge Kitchen

15'0" x 15'9" (4.57m" x 4.80m")

Modern fitted kitchen incorporating stainless steel sink unit and radiator.

Utility

Fitted wall and base units, tiled splash back and plumbing for auto washer.

Cellar

Useful storage.

First Floor Landing

Bedroom Two

12'0" x 6'5" (3.66m" x 1.96m")

Radiator.

Bedroom One

10'2" x 9'4" (3.10m" x 2.84m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Exterior

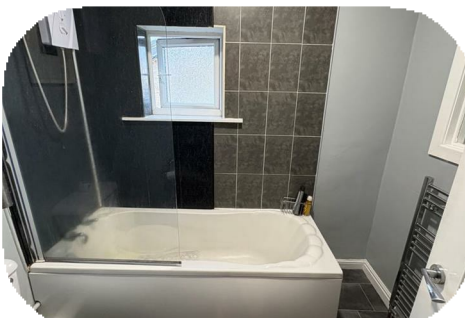
To the outside there is a well maintained lawned and patio garden to the front of the property.

Council Tax Band

A

Tenure

FREEHOLD.



**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.

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

