



Wyke Crescent, Wyke,

£264,950

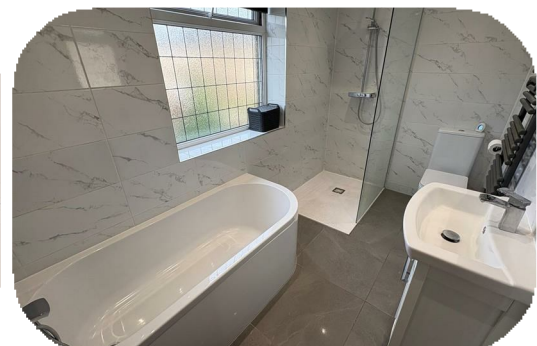
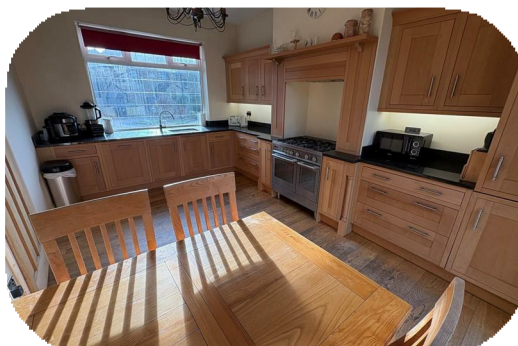
- * SEMI DETACHED * THREE BEDROOMS * SMALL CUL-DE-SAC * CORNER PLOT *
- * CLOSE TO AMENITIES & MOTORWAY LINKS * MODERN KITCHEN * BATHROOM *
- * GARDEN * DRIVE * LARGER THAN AVERAGE GARAGE *

This superb stone built three bedroom semi detached property is ideally located on the outskirts of Wyke Village. The property would make an excellent purchase for a young/growing family and is tucked away in this small cul de sac location. The property is within easy reach of amenities, shops, first and secondary schools and excellent motorway links.

Having a modern fitted kitchen, house bathroom, GCH, DG and gardens.

The accommodation briefly comprises entrance hallway, lounge, dining kitchen and utility room. There are three first floor bedrooms and a house bathroom.

To the outside there is an enclosed corner plot garden with a shared driveway leading to a larger than average garage.



Entrance Hall

With radiator.

Utility

11' x 6'2" (3.35m x 1.88m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, radiator, double glazed window, upvc door to rear.

Cellar

Useful storage.

Lounge

13'2" x 10'9" (4.01m x 3.28m)

With fireplace surround, radiator and double glazed window.

Dining Kitchen

16' x 10'9" (4.88m x 3.28m)

Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, range style cooker, extractor fan, integrated fridge/freezer, dishwasher, radiator, oak flooring, double glazed window and French door to rear.

First Floor

With double glazed window.

Bedroom One

11' x 13'4" (3.35m x 4.06m)

With radiator and double glazed window.

Bedroom Two

9'6" x 9'1" (2.90m x 2.77m)

With built in wardrobe, radiator and double glazed window.

Bedroom Three

10'8" x 6'6" (3.25m x 1.98m)

With radiator and double glazed window.

Loft

Useful storage.

Bathroom

Modern four piece suite comprising walk-in shower, vanity sink unit, panelled bath, low suite wc.

Exterior

The property is situated on a corner plot and has lawned, block paved and pebbled areas, together with a shared driveway leading to a larger than average garage.

Directions

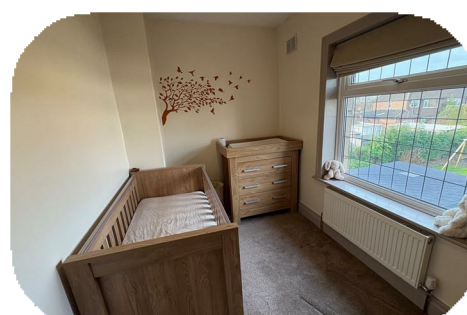
From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, turn left onto Whitcliffe Rd/B6120, at the roundabout take the 2nd exit onto Turnsteads Ave/B6120, continue straight onto Westfield Ln/B6379, turn left to stay on Westfield Ln/B6379, turn right onto Wyke Ln, left onto Wyke Cres, right towards Wyke Cres, keep left to continue on Wyke Cres and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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