



Shirley Place, Wyke,

£122,000

*** SEMI DETACHED * TWO BEDROOMS * CLOSE TO AMENITIES *
* GARDEN * DRIVEWAY ***

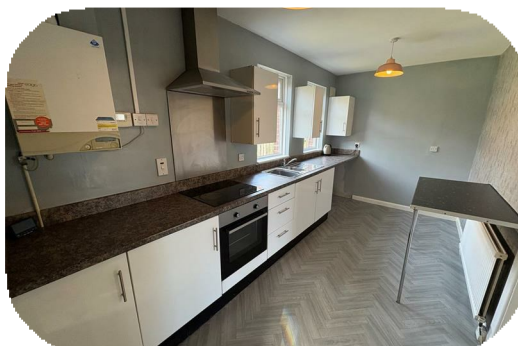
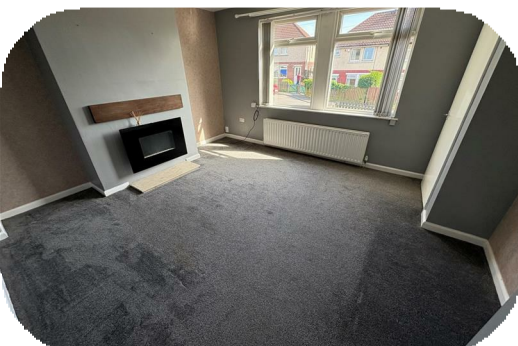
This two bedroom semi detached property would make an ideal purchase for a number of buyers.

Situated on the outskirts of Wyke Village which boasts amenities, shops and local schools.

Benefits from GCH, DG and a garden to the rear.

The accommodation briefly comprises of a vestibule, lounge, dining kitchen, two first floor bedrooms and a shower room.

There is a garden to the rear with a driveway to the front..



Entrance Vestibule

Lounge

14'7" x 12'8" (4.45m x 3.86m)
With electric wall mounted fire, radiator, double glazed window and understairs storage.

Breakfast Kitchen

15'1" x 7'5" (4.60m x 2.26m)
White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, plumbing for auto washer, breakfast bar, radiator, double glazed window.

Cloakroom/WC

With low suite wc, double glazed window.

First Floor

Bedroom One

18' x 9'7" (5.49m x 2.92m)
With radiator, double glazed window.

Bedroom Two

10'7" x 9'3" (3.23m x 2.82m)
With radiator and double glazed window.

Shower Room

Modern three piece suite comprising walk-in shower, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a decked and lawned garden to the rear, driveway providing off-road parking.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 2nd exit onto Whitehall Rd/A58, turn right onto Whitehall Ave, right onto Shirley Place and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		82	(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		

