



Elizabeth Street, Wyke,

£210,000

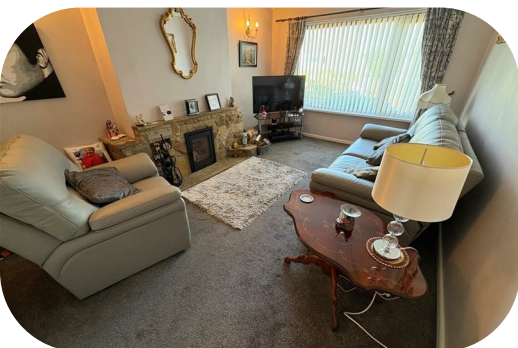
* SEMI DETACHED * THREE BEDROOMS * SPACIOUS * CLOSE TO AMENITIES & SCHOOLS *

* MODERN KITCHEN & BATH/SHOWER ROOMS * GARDEN * DRIVE * DOUBLE GARAGE *

This three bedroom semi detached property would appeal to a number of buyers with its spacious accommodation. Located on the outskirts of Wyke Village which boasts shops, amenities, first and secondary schools and excellent motorway links.

Benefiting from a modern fitted kitchen, four piece bathroom and en-suite shower room.

To the outside there are gardens to front and rear, together with ample driveway parking leading to a double garage.



Entrance Hall

With radiator and understairs storage.

Lounge

15'5" x 11' (4.70m x 3.35m)

Having a multi fuel fire in fireplace surround, radiator and double glazed window.

Kitchen

9'6" x 7;'3" (2.90m x 2.13m;0.91m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer, two double glazed windows.

Dining Room

11'1" x 10'5" (3.38m x 3.18m)

With radiator and double glazed window.

Bathroom

Four piece suite comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

First Floor Landing

Bedroom One

15'1" x 9'3" (4.60m x 2.82m)

With fitted wardrobe, radiator and double glazed window.

Bedroom Two

11'9" x 7'4" (3.58m x 2.24m)

With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Three piece shower room comprising shower cubicle, low suite wc, pedestal wash basin, towel radiator, double glazed window.

Bedroom Three

11'10" x 9'2" (3.61m x 2.79m)

With radiator and double glazed window.

Exterior

To the outside there are gardens to both front and rear, together with driveway parking leading to a double garage.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 2nd exit onto Whitehall Rd, right onto Westfield Ln, right onto Town Gate, take the slight right onto Huddersfield Rd, 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

B / Bradford



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			(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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