



Wilson Road, Wyke,

£180,000

**** END TOWNHOUSE ** EXTENDED ** THREE BEDROOMS ** IDEAL FOR FTB/YOUNG FAMILY ****
**** CORNER PLOT ** GARDENS TO THREE SIDES ** PARKING & GARAGE ****

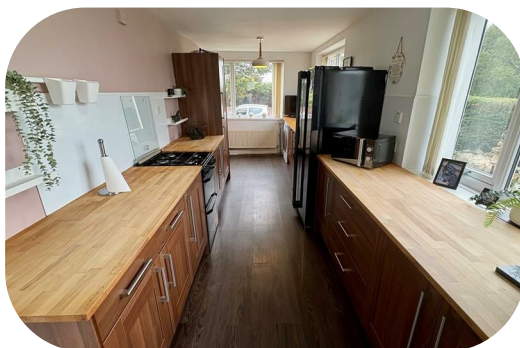
This three bedroom extended end town house is ideally located on the outskirts of Wyke Village which boasts amenities, shops and first and secondary schools.

The property would make an ideal purchase for a FTB/Young Family.

Situated on an enviable corner plot with gardens to three sides.

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

To the outside there are gardens, parking and a garage (currently used as a storage building).



Entrance

Lounge / Diner

25'7" x 12'1" (7.80m" x 3.68m")

Coal effect gas fire with feature fireplace surround and radiator.

Kitchen

21'11" x 7'10" (6.68m" x 2.39m")

Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit, tiled splash back, plumbing for auto washer, radiator and upvc door leading to rear.

Utility

8'10" x 6'5" (2.69m" x 1.96m")

Fitted wall and base units incorporating sink unit, plumbing for auto washer and storage.

First Floor Landing

Bedroom One

14'5" x 9'6" (4.39m" x 2.90m")

Radiator.

Bedroom Two

12'1" x 9'10" (3.68m" x 3.00m")

Radiator.

Bedroom Three

7'6" x 5'6" (2.29m" x 1.68m")

Radiator.

Wet Room

Walk in shower room comprising shower, pedestal wash basin, low flush wc and radiator.

Exterior

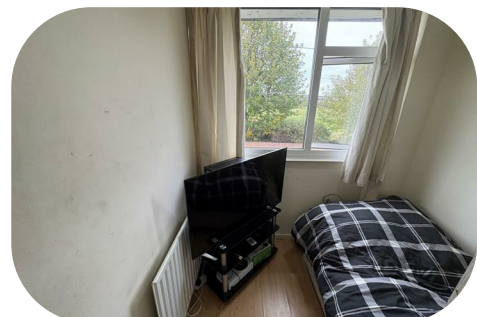
Situated on a corner plot with low maintenance garden to three sides together with off street parking and garage (currently being used a storage building)

Council Tax Band

B

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 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk