



6 Courts Leet, Wyke

Bradford

£125,000

RIGHTSHOUSE

Charming 2-bed townhouse in Wyke with modern shower room, dining kitchen, fitted wardrobes. Off-road parking & low maintenance garden with topiary. Ideal home in popular area. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- MID TOWN HOUSE
- POPULAR WYKE LOCATION
- TWO BEDROOMS
- MODERN SHOWER ROOM
- DINING KITCHEN
- BEDROOM WITH FITED WARDROBES
- OFF ROAD PARKING





### Lounge

13' 9" x 13' 4" (4.18m x 4.06m)

The lounge features a bay window, which allows for ample natural light to fill the space. It benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The gas fire adds an extra touch of warmth and ambiance to the room and double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

### Dining kitchen

13' 3" x 9' 3" (4.05m x 2.83m)

The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace available. You will also find a convenient 1 bowl sink unit with a drainer, an electric hob, an electric oven, as well as the added comfort of gas central heating and double glazing.





### Stairs and landing

Giving access to the two bedrooms and house bathroom.

### Master bedroom

10' 9" x 6' 11" (3.27m x 2.11m)

The bedroom is enhanced by modern decor and flooring. It also enjoys the advantages of gas central heating and double glazing.

### Bedroom 2

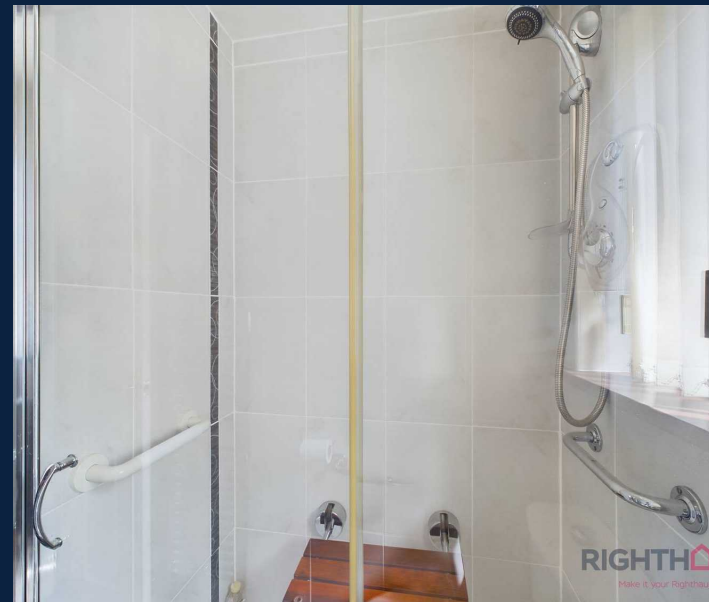
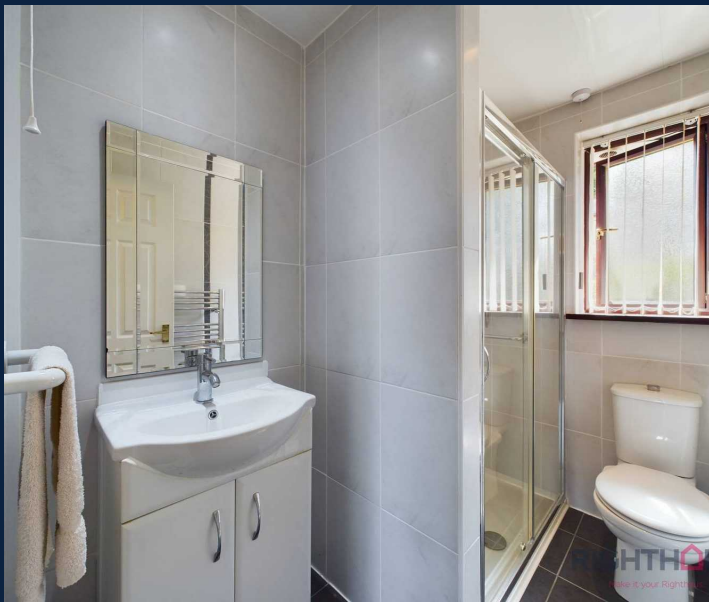
10' 7" x 8' 0" (3.23m x 2.43m)

The bedroom is enhanced by modern decor and flooring. It also enjoys the advantages of gas central heating and double glazing.

### Shower room

7' 4" x 5' 0" (2.23m x 1.53m)

The family bathroom is fully tiled and features a 3-piece suite, which includes a low level W.C., a pedestal hand basin, and a shower cubicle. Additionally, this bathroom offers the convenience of gas central heating and double glazing.



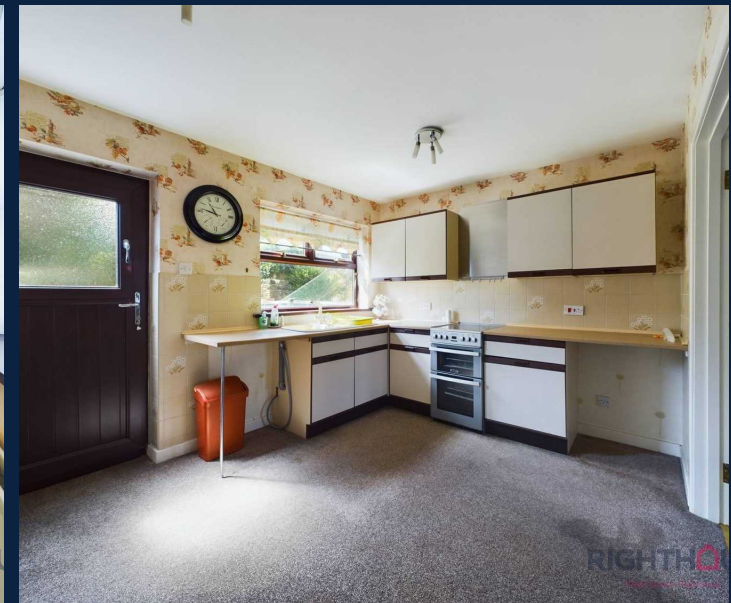
## FRONT GARDEN

To the rear of the property is a low maintenance garden with mature topiary and steps leading up.

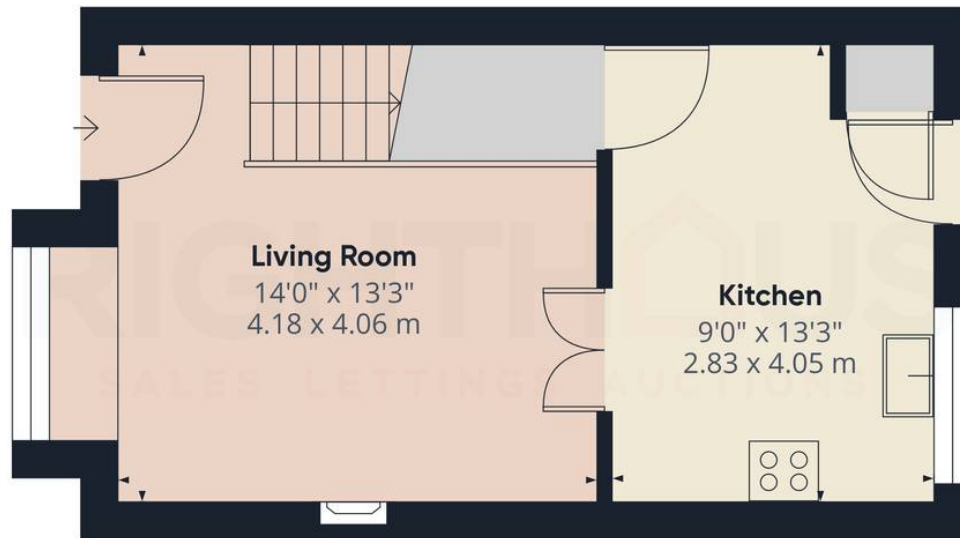
## GARAGE

Single Garage

The driveway gives good off road parking for a single car and is surrounded by planting areas.

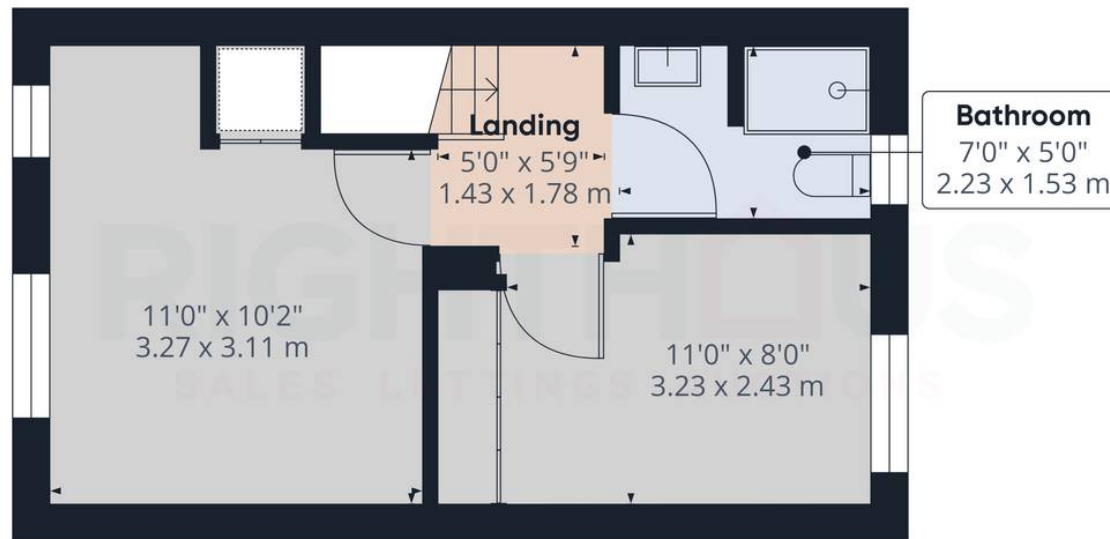






Approximate total area<sup>(1)</sup>

608.48 ft<sup>2</sup>  
56.53 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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