

Winrose Close, Wyke Bradford BD12 8PY



## welcome to

# Winrose Close, Wyke Bradford

A spacious three bedroom town house located close to local schools and amenities with gardens to the front and rear. Well presented throughout offering ready to move into accommodation.













**Entrance Porch** With storage cupboard and plumbing for washing machine.

**Entrance Hall** With two storage cupboards and radiator.

**Downstairs W/C** With wash hand basin set in vanity unit and w/c.

**Lounge/ Diner** 9' 5" x 21' 6" max ( 2.87m x 6.55m max ) With two windows to the rear, fireplace and radiator.

### Kitchen

11' 9" x 7' 5" (  $3.58m \times 2.26m$  ) Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven, electric hob and window to the rear.

#### Landing

With window to the front, storage cupboard and loft access.

#### **Bedroom One**

11' 6" x 10' 4" ( 3.51m x 3.15m ) With window to the rear, built in wardrobe and radiator.

#### **Bedroom Two**

11' 5" x 10' 9" ( 3.48m x 3.28m ) With window to the rear and radiator.

Bedroom Three 10' x 7' 5" (  $3.05m \times 2.26m$  ) With window to the front and radiator.

**Bathroom** Comprises of bath with shower over, wash hand basin set in vanity unit, w/c, tiled walls and heated towel rail.

**Outside** With garden to the front and garden to the rear.





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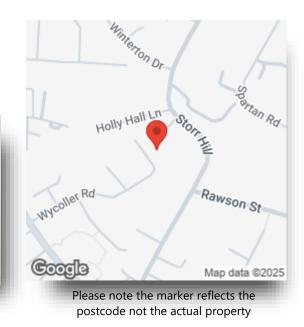
- Three Bedroom
- Town House
- Popular Location
- Well Presented
- Deceptively spacious

Tenure: Freehold EPC Rating: C

# £135,000







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Property Ref: BDF115714 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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