



Wycoller Road, Wyke Bradford BD12 8PX



welcome to

Wyroller Road, Wyke Bradford

Located on Wyroller Road in Bradford's BD12. This three bedroom property features a fitted kitchen, downstairs toilet and upstairs shower room. It boasts a large lounge and dining area, along with an enclosed rear garden. Perfect for families and professionals, it's close to schools and transport.



Lounge

21' 8" x 11' 5" (6.60m x 3.48m)

With window to the rear and gas central heating radiator.

Kitchen

11' 11" x 7' 5" (3.63m x 2.26m)

Fully fitted kitchen with a range of wall and base units.

Utility Room

5' 3" x 4' 2" (1.60m x 1.27m)

Downstairs Cloakroom

Comprising of wash hand basin and WC.

Bedroom One

11' 7" x 10' 9" (3.53m x 3.28m)

With window to the rear and gas central heating radiator.

Bedroom Two

11' 7" x 10' 10" (3.53m x 3.30m)

With window to the rear and gas central heating radiator.

Bedroom Three

9' 11" x 8' 6" (3.02m x 2.59m)

With window to the front and gas central heating radiator.

Shower Room

Fitted bathroom comprising of a shower, wash hand basin and WC.



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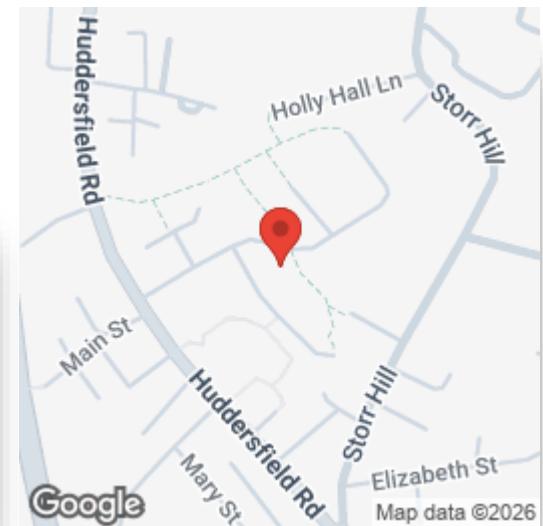
- Three bedrooms
- Fitted kitchen
- Enclosed rear garden
- Lounge and dining area
- £120,000

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

£120,000



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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.



Property Ref:
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