



## Huddersfield Road - REF TN, Wyke, Bradford, West Yorkshire,

- FOUR BEDROOM END TERRACE FAMILY HOME
- ACCOMMODATION OVER THREE FLOORS
- THREE PIECE FAMILY SHOWER ROOM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

- FREEHOLD AND LEASEHOLD HOUSE
- TWO BEDROOMS TO THE FIRST FLOOR & TWO BEDROOMS TO THE SECOND FLOOR
- DOUBLE GLAZING
- LOCATED NEAR LOW MOOR STATION & M62 MOTORWAY NETWORK
- EPC RATING GRADE E

**Offers Over £145,000**

# Huddersfield Road - REF TN, Wyke, Bradford, West Yorkshire, BD12 8NB

Welcome to this charming four-bedroom end terrace family home located on Huddersfield Road in Wyke, Bradford. This property offers a perfect blend of freehold and leasehold features, making it a unique find in the area.

For sale is the freehold and leasehold for the house. One of the standout features of this property is its leasehold status, offering an impressive 999-year lease from 1 January 2011 until 1 January 3010. What's more, there are no ground rent or service charges to worry about, providing peace of mind for the lucky homeowner.

As you step inside, you'll be greeted by a cosy reception room, ideal for relaxing with family and friends. With four bedrooms spread across the first and second floor, there's plenty of space for everyone in the family. The first floor boasts two good size bedrooms, providing a peaceful retreat after a long day.

The property features a three-piece family shower room, ensuring convenience for all residents. Enjoy the benefits of double glazing and gas central heating, keeping you warm and comfortable throughout the year.

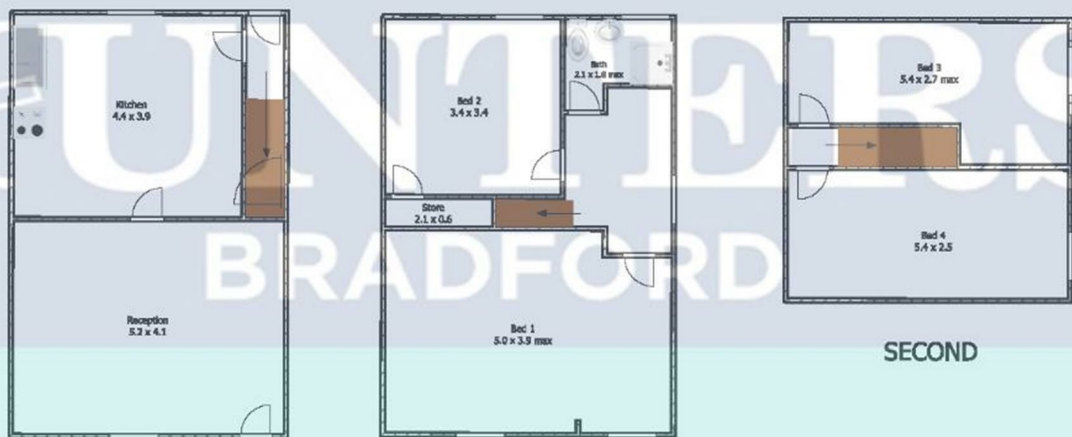
Off road parking could be provided to the rear subject to any planning approval by removing the rear wall, alternatively there is on street parking available.

Conveniently located near Low Moor Train Station, commuting will be a breeze for those working or studying in the city. The council tax band A and EPC rating grade E make this home not only appealing but also cost-effective to maintain.

Don't miss out on the opportunity to own this lovely family home in a desirable location. Contact us today to arrange a viewing and make this property your own!







GROUND

FIRST

SECOND



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and scaling of doors/windows/ceilings/appliances/fittings are approximate and no responsibility will be taken for any error, omission, or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective buyer.  
(Dimensions in metres)

### Viewings

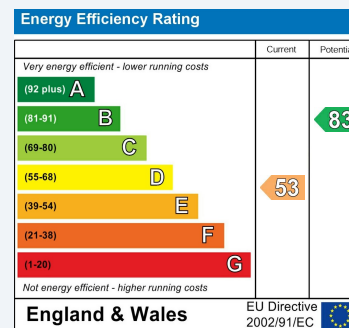
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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