

local  
properties

buy • sell • let



**3 Bell Street**  
**Wyke, BD12 8NL**

**£92,500**  
**Freehold**

\*\*\*\* TWO BEDROOM THROUGH TERRACE HOUSE - LOUNGE & SEPARATE KITCHEN - REAR PATIO GARDEN - CLOSE TO LOCAL AMENITIES - NO CHAIN \*\*\*\* This property has gas central heating and PVCu double glazing. The accommodation briefly comprises: lounge, kitchen, landing, two bedrooms, bathroom. To the outside there is an enclosed patio garden and on street parking. Located in Wyke centre close to all local amenities, the property offers easy access to Bradford, Halifax and the M62. Ideal purchase for first time buyers or buy to let.



• TWO BEDROOM THROUGH TERRACE • GCH & PVCu DOUBLE GLAZING • SPACIOUS LOUNGE

## LOUNGE

15'9" x 13'8"

Window and door to front. Inset gas fire. Radiator.

## KITCHEN

13'3" x 5'6"

Base and wall units. Inset stainless steel sink and drainer. Electric oven and hob. Extractor hob. Radiator. Window to front.

## LANDING

Window to rear. Two radiators.

## BEDROOM ONE

Robes to recess. Window to front. Radiator.

## BEDROOM TWO

9'8" x 8'6"

Laminate flooring. Window to front. Radiator.

## BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment and screen, pedestal wash hand basin, low flush wc. Heated towel rail. Storage cupboard. Window to rear.

## EXTERIOR

Enclosed patio garden to rear.

## HOW TO GET THERE

From Wyke centre proceed along Town Gate and turn right at the T junction onto Huddersfield Road. Go straight on at the mini roundabout and Bell Street is the First turning on the right. Number 3 will be found on the left hand side, signified by our For Sale board.





- SEPARATE FITTED KITCHEN • ENERGY RATING - D • THREE PIECE BATHROOM SUITE • ENCLOSED PATIO GARDEN TO REAR



• CLOSE TO ALL AMENITIES • IDEAL FTB/ INVESTMENT • NO CHAIN





## Additional Information

**Local Authority** - Bradford City Council

**Council Tax** - Band A


**Viewings** - By Appointment Only

**Floor Area** - 0.00 sq ft

**Tenure** - Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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