



2 Laurel Bank

Wyke, Bradford, BD12 9AQ

£115,000 Leasehold





This stone built end terraced house offers generous sized 2 bedroomed accommodation ideal for a first time buyer. Step inside and you will appreciate the property does require refitting, renovation and modernisation but this has been reflected in a competitive asking price. The property does have gas central heating UPVC double glazing and good sized rooms throughout.

Location

The house fronts onto Lower Wyke Lane in this popular conservation area a short distance from Bailiff Bridge and a mile and a half from Brighouse town centre and amenities. Junction 26 of the M62 is less than a 10 minute drive away.

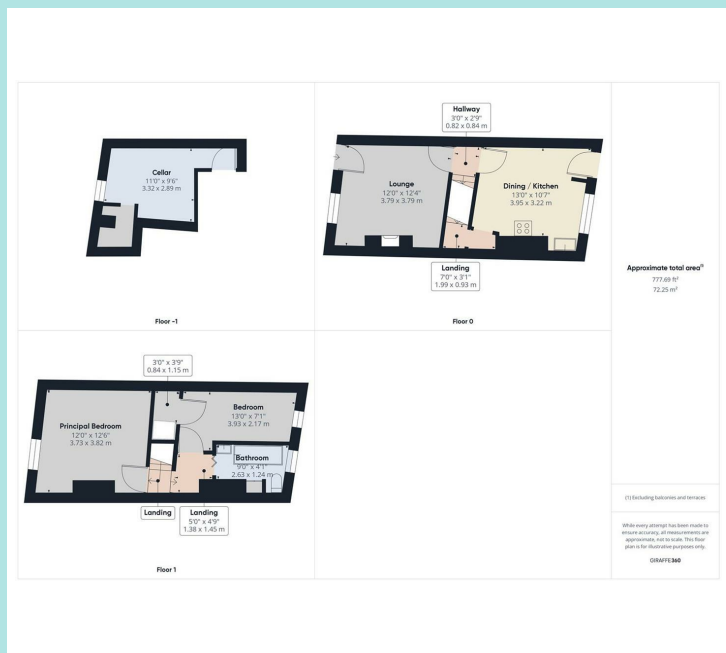
Accommodation

There is a useful keeping and coal cellar. On the ground floor a UPVC door leads direct into a large Lounge with pine and granite fireplace and coal effect fire. A good size Dining Kitchen at the rear of the has a range of fitted units together with electric hob and built-in oven. On the first floor there's a good size Double Bedroom to the front of the property and a large Single Bedroom to the rear with fitted cupboard . The Bathroom has a three-piece white suite with mixer tap shower complementary tiling and a cupboard housing the gas central heating boiler. Landing.

The house fronts direct onto the pavement and there is a small paved patio area to the rear .

Leasehold.

The property is leasehold with ground rent of £4 pa on a 999 year lease that started in 1894 .



Council tax band: A
EPC rating: E
Ground rent: £4.00 pa
Service charge: N/A

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