



## 6 Wainman Square

Wyke, Bradford, BD12 8HP

Offers In The Region Of £65,000 Freehold







Offered to the market with the benefit of no upper chain, this stone built, back to back mid-terrace property is located in the heart of Wyke Village and is an ideal opportunity for an enthusiastic first time buyer or buy to let investor. Requiring some internal modernisation and refurbishment, the property briefly comprises: lounge, kitchen, one double bedroom and bathroom with a small enclosed garden area to the front.

### Location

Wainman Square is set just off Wainman Street which is accessed via both Huddersfield Road and Towngate, the main street through Wyke village which boasts many local amenities including bus routes, supermarkets, independent stores and public houses. This is a perfect location for those needing to commute into Bradford, Leeds or Manchester via the M62 or the A58. Shirley Manor Primary Academy and Appleton Academy are both close by, as is Low Moor railway station.

### Accommodation

A uPVC and glazed door opens directly into the good size lounge with a window to the front elevation, ceiling rose, wall mounted electric heater, and an electric fire set upon a marble hearth and back plate with timber surround. An opening leads into the galley style kitchen with a range of base, wall, and drawer units with contrasting rolltop laminate work surfaces and tiled splashback. There is space for an electric cooker, plumbing for a washing machine, and a stainless steel sink with drainer and mixer tap. A door opens to stone stairs which lead down to the useful cellar which could be utilised for storage and houses the electric fuse box, electric meter and water meter. Please note there is no gas to the property.

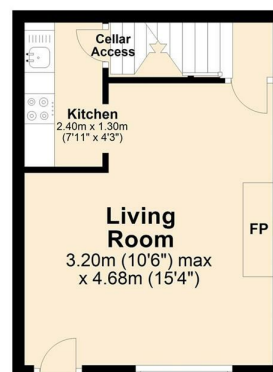
From the lounge, an enclosed staircase leads up to the first floor which provides a generous double bedroom with a window to the front elevation and an electric wall mounted heater. The spacious bathroom includes three-piece suite comprising: bath, WC and wash hand basin. With part tile walls, extractor fan to the ceiling and heated towel rail. A door gives access to the storage cupboard which houses the hot water tank and cylinder.

Externally there is an enclosed front garden area with walled boundaries and a timber gate.

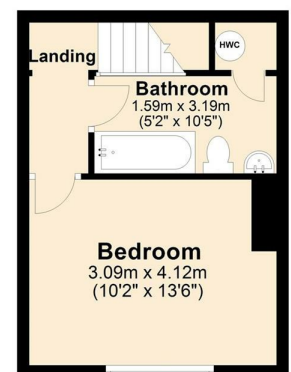
Council tax band: A  
EPC rating: E  
Ground rent: N/A  
Service charge: N/A



Ground Floor



First Floor



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01484 711200



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