



561 Huddersfield Road, Wyke, Bradford, BD12 8NA
Asking Price £95,000

bramleys



A charming two-bedroom stone built inner terrace home, conveniently located in Wyke, close to local amenities. The property offers well-proportioned accommodation over two floors and would benefit from some updating, presenting an ideal opportunity for first-time buyers or investors. Having sealed unit double glazing and gardens to front and rear.



GROUND FLOOR:

Entrance Hall

Lounge

15'1" x 13'3" (4.60m x 4.04m)

A spacious reception room featuring a fitted gas fire and three wall light points.



Kitchen

16'6" x 6'9" (5.03m x 2.08m)

Fitted with a range of wall and base cupboards, inset stainless steel sink unit, gas cooking point, and sealed unit double glazed window.

FIRST FLOOR:

Landing

Master Bedroom

13'3" x 12'2" (4.06m x 3.71m)

A generous double including bulkhead.

Bedroom 2

10'2" x 9'10" (3.10m x 3.00m)

A comfortable second bedroom.



Bathroom

Fitted with a three-piece suite comprising low flush WC, pedestal wash basin, and panelled bath; half-tiled walls.

OUTSIDE:

Having garden areas to both front and rear.



BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

DIRECTIONS:

From Brighouse, head towards Bailiff Bridge on the A649 and continue straight through the village. Stay on the A641 towards Wyke, passing through the traffic lights at Bailiff Bridge and following the road as it climbs towards Wyke. Bear right onto Huddersfield Road, keeping to the main route through the centre of Wyke. The property, 561 Huddersfield Road, will be located on your right-hand side as you head towards Bradford.

COUNCIL TAX BAND:

Band A

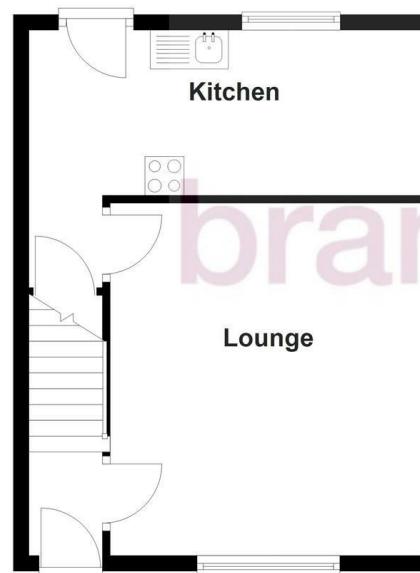
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

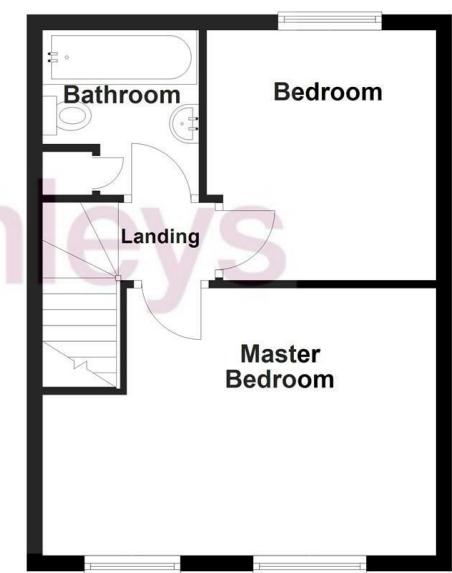
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	37
EU Directive 2002/91/EC			

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