

local  
properties

buy • sell • let



**223 Wyke Lane**  
**Bradford, BD12 9EL**

**£125,000**  
**Freehold**

\*\*\*\* WELL PRESENTED TWO BEDROOM TERRACE HOUSE - LOUNGE & SEPARATE MODERN FITTED KITCHEN - ENCLOSED GARDEN TO REAR - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, fitted kitchen, landing, two bedrooms, bathroom. To the outside, there is a low maintenance garden to the rear and on street parking. Located close to all amenities, the property is ideally placed for access to Bradford, Halifax and the M62. An early viewing of this ready to move into property is advised.



• TWO BEDROOM TERRACE HOUSE • GCH & PVCu DG • LOUNGE & SEPARATE KITCHEN • ENCLOSED GARDEN TO TO REAR

## ENTRANCE VESTIBULE

Stairs to first floor. Laminate flooring. Door to front.

## LOUNGE

12'5" x 11'1"

Laminate flooring. Fireplace surround with inset living flame gas fire. Window to front. Radiator.

## KITCHEN

7'10" x 5'10"

Part tiled with base and wall units incorporating inset stainless steel sink and drainer. Electric oven and hob with extractor hood. Plumbing for automatic washing machine and dishwasher. Ceramic floor. Door and window to rear. Radiator.

## LANDING

Laminate flooring. Access to loft. Window to rear.

## BEDROOM ONE

10'9" x 10'9"

Window to front. Radiator.

## BEDROOM TWO

8'10" x 6'10"

Window to rear. Radiator.

## BATHROOM

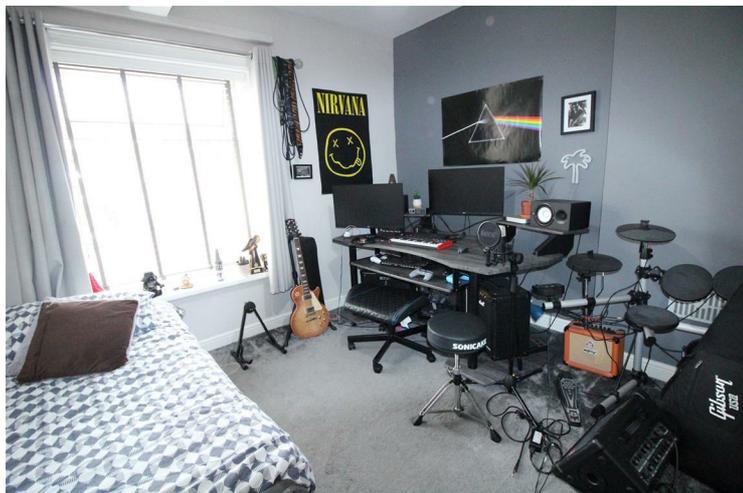
Fully tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Window to front. Radiator.

## EXTERIOR

Small garden to the front of the property. Enclosed patio garden to rear. On street parking.

## HOW TO GET THERE

From Wyke centre proceed along Town Gate towards Cleckheaton. Turn left onto Westfield Road and Wyke Lane is the third turning on the left. Number 223 will be found on the left hand side, signified by our For Sale board.



- ON STREET PARKING • GOOD MOTORWAY ACCESS • ENERGY RATING - D • NO CHAIN







## Additional Information

**Local Authority** - CBMDC  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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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