



## Wyke Crescent, Wyke,

**£209,950**

\* SEMI DETACHED \* THREE BEDROOMS \* IDEAL FTB/YOUNG FAMILY \*  
\* GARDENS \* DRIVE \* GARAGE \* CLOSE TO AMENITIES/SCHOOLS/MOTORWAY LINKS \*

This three bedroom semi detached property is ideally located on the outskirts of Wyke village.

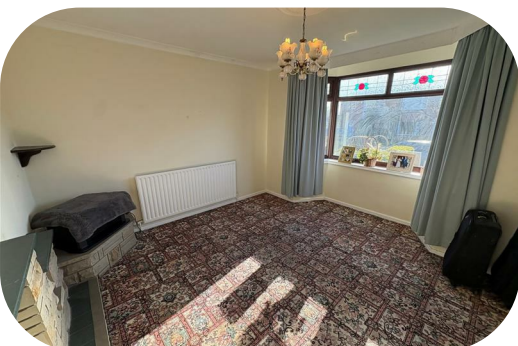
The property would make an excellent purchase for a FTB/young family.

Ideally located within easy reach of amenities, shops, first and secondary schools and excellent motorway links.

Benefits from gas central heating, double glazing and gardens.

The accommodation briefly comprises entrance hallway, lounge and a dining kitchen. There are three first floor bedrooms and a shower room.

To the outside there are gardens to both front and rear, together with a driveway leading to a single garage.



## Entrance Hall

With radiator.

## Lounge

12'2" x 12'8" (3.71m x 3.86m)

With living flame gas fire in fireplace surround, radiator, double glazed window.

## Dining Kitchen

18'4" x 8'5" (5.59m x 2.57m)

With fitted wall and base units incorporating sink unit, oven, hob, plumbing for auto washer, plumbing for dishwasher, radiator and double glazed window.

## First Floor

### Bedroom One

13'9" x 10'8" (4.19m x 3.25m)

With built in wardrobe, radiator, double glazed window.

### Bedroom Two

12'1" x 8'7" (3.68m x 2.62m)

With built in wardrobe, radiator, double glazed window and storage cupboard.

### Bedroom Three

7'3" x 6'4" (2.21m x 1.93m)

With radiator and double glazed window.

## Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

## Exterior

To the outside there are gardens to both front and rear, together with a driveway leading to a single garage.

## Directions

From our office in Cleckheaton town centre head towards Victoria Ct, right onto Northgate, left onto Whitcliffe Rd, at the roundabout take the 2nd exit onto Turnsteads Ave, continue to follow B6120 for 1 mile, right onto Westfield Ln, turn left to stay on Westfield Ln, turn right onto Wyke Ln, left onto Beverley Ave, right onto Wyke Cres and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C / Bradford



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
68	75		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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