



9 Gayle Close, Wyke, Bradford, BD12 8JW

REDUCED BY A MOTIVATED SELLER is this FULLY REBURBISHED to a super specification, two bedroom semi detached bungalow which can be moved into with little upfront cost or hassle. Ideally located close to the local amenities and bus routes to Bradford, Halifax and Brighouse as well being within close walking distance to popular Judy Woods, this lovely home is sold with NO CHAIN. Comprises newly fitted, integrated dining kitchen and bathroom, lounge, two double bedrooms with gardens to both front and rear and driveway parking and single garage. Benefits from GCH with new radiators, uPVC DG and the house has recently been re-wired, fully re-carpeted and re-decorated.

Asking Price £189,950

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KITCHEN 14'1" x 7'3" max (4.3m x 2.2m max)

Newly fitted range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer, cupboard housing boiler and tiled walls.

LOUNGE 15'1" x 11'6" plus bay (4.6m x 3.5m plus bay)

BEDROOM ONE 15'9" x 8'2" (4.8m x 2.5m)

Double bedroom.

BEDROOM TWO 10'2" x 9'10" (3.1m x 3m)

Double bedroom.

BATHROOM Newly fitted three piece suite comprising bath with integral shower and glazed screen, vanity sink and wc. Oversized tiled walls. Chrome heated towel rail.

EXTERIOR Low maintenance garden to the front with open aspect. Lawned garden to the rear with small driveway and single detached garage.

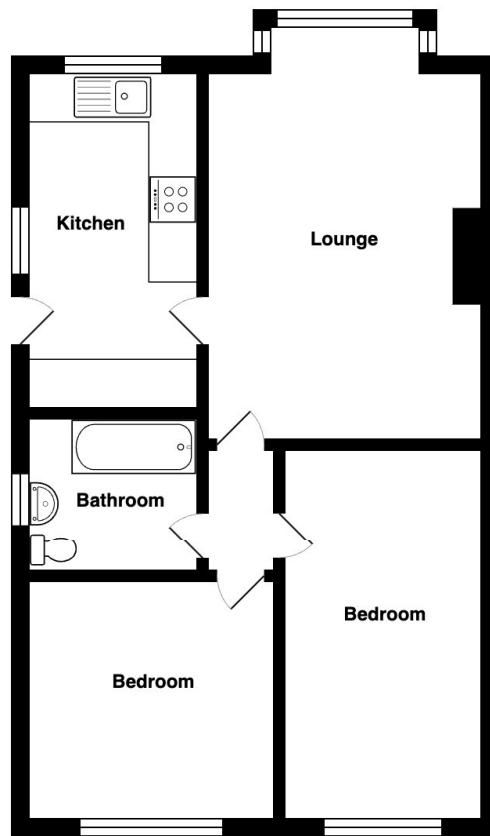
Tenure - Freehold

Council Tax Band - B

EPC Rating - D

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Ground Floor

Total Area: 55.9 m² ... 602 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 878878
 cleckheaton@robertwatts.co.uk
 robertwatts.co.uk
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

RWEstateAgents
 @robertwatts_

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