



27 Worthing Head Road, Wyke, Bradford, BD12 9PN

DECEPTIVELY SPACIOUS, well presented, four bedroom character end terrace located within the heart of Wyke village. Pleasantly located next to the local park and within walking distance of the local shops and schools, this Victorian stone built property is WELL MAINTAINED throughout and benefits from period features and a superb, modern four piece bathroom suite with free standing oval bath. Offering a FAMILY SIZED footprint it comprises hall, lounge, sitting room and kitchen with access to a large cellar providing excellent storage. To the first floor there are four well-proportioned bedrooms and the house bathroom with low maintenance garden to the rear. Benefits from GCHG & uPVC DG. EPC - D.

Asking Price £185,000

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HALLWAY Feature hallway with access to first floor and cellar.

LIVING ROOM 15'9" x 15'1" max (4.8m x 4.6m max)

Spacious room with feature fireplace with living flame gas fire and tiled and cast iron surround. Ornate ceiling cornicing.

DINING ROOM 15'1" x 11'6" max (4.6m x 3.5m max)

Dual aspect room with fireplace and timber surround and living flame gas fire. Timber floor and French doors to garden.

KITCHEN 10'2" (3.1) x 9'2" (2.8) (average)

Range of wall and base units, worktop and one-and-a-half bowl sink and mixer tap. Gas cooker point and extractor fan. Plumbing for dishwasher and utility cupboard with power for washing machine. Cupboard housing boiler. Irregular shaped room.

CELLAR Useful storage cellar.

BEDROOM ONE 16'1" (4.9) x 13'9" (4.2) plus recess

With two built in wardrobes either side of the bed.

BEDROOM TWO 12'2" x 9'2" max (3.7m x 2.8m max)

BEDROOM THREE 11'10" x 5'7" (3.6m x 1.7m)

BEDROOM FOUR 9'6" x 6'3" (2.9m x 1.9m)

BATHROOM 11'2" x 9'6" (approx) (3.4m x 2.9m (approx))

Larger than average bathroom with modern four piece suite comprising oval free standing bath, glazed shower cubicle, vanity sink and WC. Part tiled walls and vertical radiator.

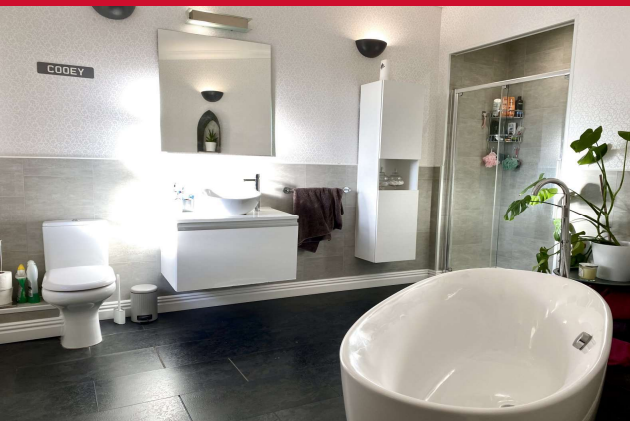
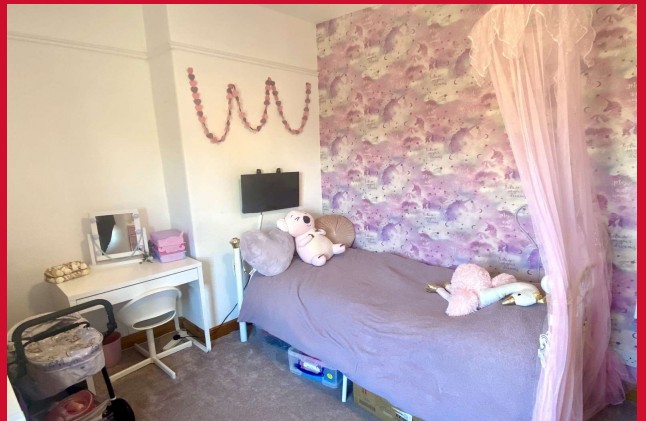
EXTERNAL Low maintenance garden to rear with patio and potential to make off street parking space. Paved yard to front. Outside lighting.

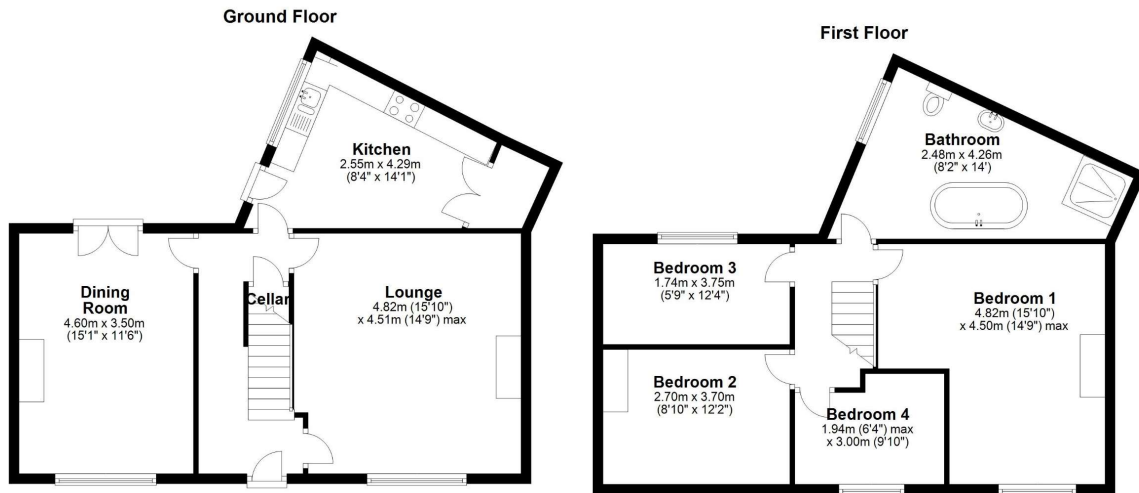
TENURE Freehold

Council Tax Band B

EPC 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.





Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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