



14 Brookfields Road, Wyke, Bradford, BD12 9LU

For sale by Modern Method of Auction - VIEW, BID, BUY!

Guide Price £120,000 plus Reservation Fee.

Realistically priced, three bedroom mid terrace situated in this EVER POPULAR location betwixt the amenities of both Scholes and Wyke. Requiring updating but priced to reflect and offered with NO CHAIN it comprises hall, lounge, dining room, kitchen, three bedrooms and bathroom. Good sized garden to the rear which offers the potential to extend, subject to planning with useful storage garage. Benefits from uPVC DG. EPC - F.

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HALL Useful under stairs storage..

LOUNGE 11'6" x 11'6" max (3.5m x 3.5m max)

Having tiled fireplace.

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

Fireplace and alcove cupboard.

KITCHEN 8'2" x 5'3" max (2.5m x 1.6m max)

Modest range of wall and base units with sink unit and electric cooker point. Door to rear. There is the huge potential here to remove the partition wall to the dining room and create a more useable open plan dining kitchen, subject to obtaining building regulations.

BEDROOM ONE 11'6" x 10'10" max (3.5m x 3.3m max)

Useful storage cupboard.

BEDROOM TWO 11'10" x 10'10" max (3.6m x 3.3m max)

BEDROOM THREE 8'6" x 6'3" (2.6m x 1.9m)

BATHROOM Three piece suite comprising electric shower over bath, wc and hand wash basin.

EXTERIOR The property benefits from a good sized well stocked garden to the rear plus detached garage. This area offers potential to extend the house, subject to planning. Paved garden to the front.

Please note the house does have a gas supply.

TENURE Freehold

Council Tax Band A

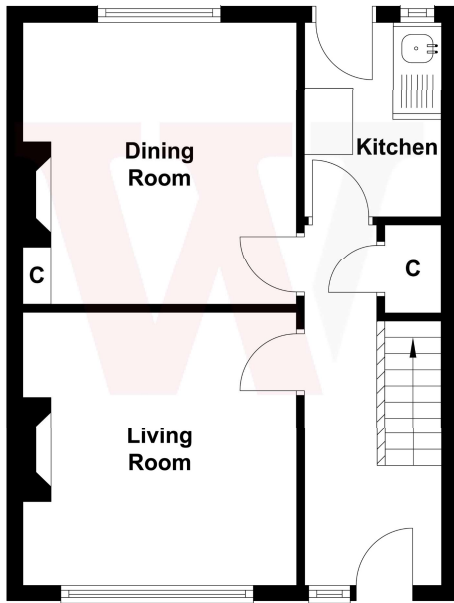
EPC - F

AUCTIONEERS NOTES This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional

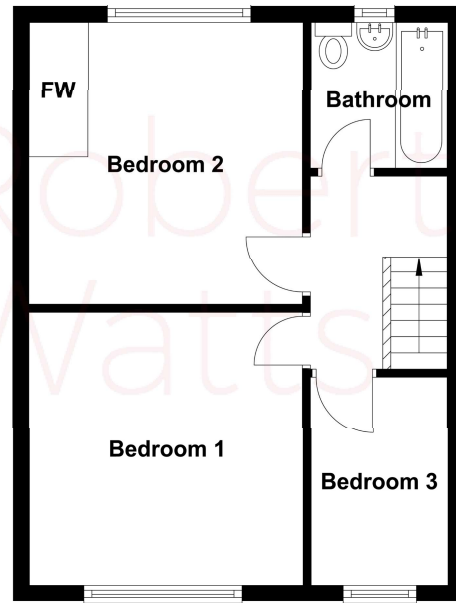
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	41
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	