



706 Huddersfield Road, Wyke, Bradford, BD12 8JY

For the FAMILY BUYER looking for that extra space to grow, this SUPERBLY PRESENTED, three bedroom mid terrace offers a sizeable footprint OVER FOUR FLOORS and includes some fine period features. Offering versatile accommodation with potential to convert the lower ground floor to extra useable space as it benefits from natural light and access to the rear. Handily situated for the local village amenities, schools and lovely walks in nearby popular Judy Woods, it comprises hall, lounge, dining kitchen, lower ground floor room with potential to convert and storage cellar, two first floor double bedrooms and modern bathroom and spacious attic bedroom. Paved garden/off street parking to the rear and benefiting from GCH & uPVC DG. EPC - E.

Asking Price £175,000

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ENTRANCE HALL Feature period ceiling rose, cornice and timber paneling. Access to lower ground floor.

LOUNGE 17'1" x 13'9" max (5.2m x 4.2m max)

Having bay window. Fireplace with tiled surround. Feature ceiling cornice.

KITCHEN DINER 14'5" x 11'10" max (4.4m x 3.6m max)

Range of wall and base units incorporating contrasting work tops, inset 1.5 bowl ceramic sink and mixer tap. Integral oven and four ring gas hob plus extractor. Plumbing for auto washer and fireplace.

LOWER GROUND FLOOR 14'9" x 13'9" max (4.5m x 4.2m max)

Benefitting from natural light and door to rear this space could easily be converted to further usable living space subject to building regulations. Access to the front storage cellar.

BEDROOM ONE 14'1" x 12'6" max (4.3m x 3.8m max)

Double bedroom.

BEDROOM TWO 14'1" x 12'6" max (4.3m x 3.8m max)

Double bedroom with inbuilt cupboard.

BATHROOM Three piece modern suite comprising integral shower over bath, wc and hand wash basin. Chrome heated towel rail and metro wall tiles.

ATTIC BEDROOM 18'8" x 13'9" max (5.7m x 4.2m max)

Large double room with far reaching views to rear.

EXTERIOR The property benefits from South facing block paved driveway and garden to the rear with access to for off street parking. Low maintenance paved garden to the rear.

Freehold

Council Tax Band B

EPC - E

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.



