



410 Huddersfield Road, Wyke, Bradford, BD12 8BT

DO NOT MISS THIS!! Of particular interest to the more discerning FTB's and/or Buy to Let Investor is this WELL PRESENTED Grade II Listed cottage property. Always popular these characterful, through-by-light cottages are handily situated for the local amenities of Wyke and sit close to the main bus routes to Bradford and Halifax. Comprises hall, lounge, fitted kitchen, storage cellar, two bedrooms and modern bathroom. Low maintenance enclosed garden to the front and benefiting from new installed GCH boiler and SUDG. Sold with NO CHAIN. EPC - D.

Asking Price £90,000

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ENTRANCE HALL Having tiled floor.

LOUNGE 12'6" x 11'2" (3.8m x 3.4m)

Having fireplace and living flame gas fire with pebble effect finish.

KITCHEN 12'10" x 5'7" max (3.9m x 1.7m max)

Wall and base units incorporating contrasting work top, sink and mixer tap. Gas cooker point and wall mounted boiler. Plumbing for auto washer.

CELLAR Vaulted cellar with stone slab.

FIRST FLOOR LANDING Double storage cupboard.

BEDROOM ONE 10'10" x 9'10" max (3.3m x 3m max)

BEDROOM TWO 10'2" x 6'3" (3.1m x 1.9m)

BATHROOM Three piece suite comprising bath with glazed shower screen and shower extension, wc and hand wash basin. Tiling to walls.

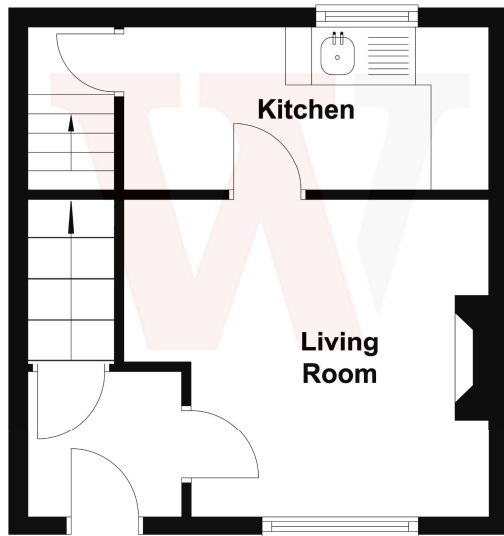
EXTERIOR The property benefits from low maintenance paved garden to the front with timber storage shed.

TENURE Freehold
Council Tax Band A
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.



Ground Floor



First Floor

