



22 Wyke Lane, Wyke, Bradford, BD12 9BX

****REDUCED**** A super opportunity has arisen to purchase this **RECENTLY UPDATED** three bedroom dormer bungalow situated in this lovely spot overlooking Wyke Common. Offering a **MODERN SPECIFICATION FINISH**, the house suits traditional bungalow buyers as there is a ground floor bedroom and bathroom but also suits larger family buyers as it offers a good sized footprint and easy access to the local schools and amenities. Comprises hall, lounge, dining room, bedroom, kitchen, conservatory and bathroom on the ground floor with two bedrooms and WC on the first floor. Ample driveway parking and larger than average single garage with pleasant gardens to front and rear. Recently re-wired, benefits from new GCH system and new uPVC DG. Alarm. Sold with **NO CHAIN** and vacant possession upon completion.

Asking Price £235,000

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ENTRANCE HALL Hallway with open staircase and under stairs storage.

LOUNGE 18'8" x 10'10" max (5.7m x 3.3m max)

Bay window and vertical radiator.

DINING ROOM 12'2" x 10'10" max (3.7m x 3.3m max)

Sliding door to conservatory. This versatile room could be used as another bedroom.

CONSERVATORY 9'10" x 7'7" max (3m x 2.3m max)

KITCHEN 10'10" x 7'10" max (3.3m x 2.4m max)

Modern range of wall and base units, worktop and inset sink with mixer tap. Integral electric oven and four-ring gas hob with extractor. Plumbing for washer. Vertical radiator. Tiled walls and floor and rear door.

GROUND FLOOR BEDROOM 10'10" x 8'2" max (3.3m x 2.5m max)

Double bedroom.

BATHROOM Modern three piece suite comprising of integral shower and glazed shower screen over P-shaped bath, WC and hand wash basin. Tiled walls and floor and chrome wall mounted towel heater.

LANDING With useful storage cupboard.

BEDROOM 16'1" x 10'10" max (4.9m x 3.3m max)

Double bedroom with access to walk in eaves storage.

BEDROOM THREE 10'10" x 7'10" max (3.3m x 2.4m max)

Double bedroom with eaves storage.

WC

EXTERIOR Lawned garden to front and gravelled long driveway to side providing ample off street parking. Paved patio and low maintenance gravelled and shale covered garden with mature trees and shrubs. Larger than average single detached garage with power 29'6 x 8 (9m x 2.5m).

TENURE Freehold

Council Tax Band C

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.





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

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