



3 Elizabeth Crescent, Wyke, BD12 8NG

WELL PRESENTED, three/four bedroom semi-detached dormer bungalow offering a SPACIOUS & VERSATILE FOOTPRINT. Located on this small and sought after residential cul-de-sac development and ideal for a GROWING FAMILY buyers as it is within easy access of amenities, shops, first and secondary schools and motorway links. Comprises modern kitchen, lounge, dining room/fourth bedroom, vestibule and house bathroom with three first floor double bedrooms. Situated on a good sized plot with lawned, patio and seating areas to the outside and a driveway for off street parking leads to a 30ft lower ground floor garage which has the potential to be converted for further accommodation (subject to planning permission). Benefits from GCH & uPVC DG.

Asking Price £210,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **T** @robertwatts_

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INNER HALLWAY With under stairs storage.

LIVING ROOM 17'1" x 11'2" (5.2m x 3.4m)

Door to dining room.

DINING ROOM 11'10" x 10'2" (3.6m x 3.1m)

KITCHEN 17'1" x 7'7" max (5.2m x 2.3m max)

Wall and base units, worktop and sink with mixer tap. Integrated electric oven and microwave. Plumbing for washing machine and cupboard housing boiler. Front door.

BEDROOM ONE 13'9" x 11'6" max (4.2m x 3.5m max)

BEDROOM TWO 10'2" x 10'2" (3.1m x 3.1m)

BEDROOM THREE 12'6" x 7'7" max (3.8m x 2.3m max)

With eaves storage.

BATHROOM Modern three piece bathroom suite with bath including integral shower and glazed screen, WC and vanity sink. Tiled walls.

EXTERNAL 10'2" x 30'2" (3.1m x 9.2m)

Low maintenance gravelled garden to front. Good sized lawned garden to rear. Driveway providing ample parking to side and rear. Lower ground floor garage measuring 10 x 20' (3.1m x 9.2m) which has the potential to be converted subject to planning.

ADDITIONAL INFO Freehold

EPC rating D

Council Tax Band B

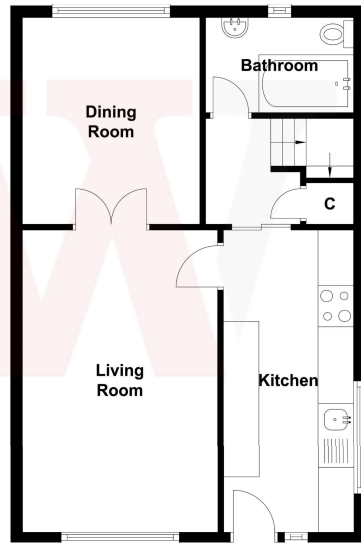
We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

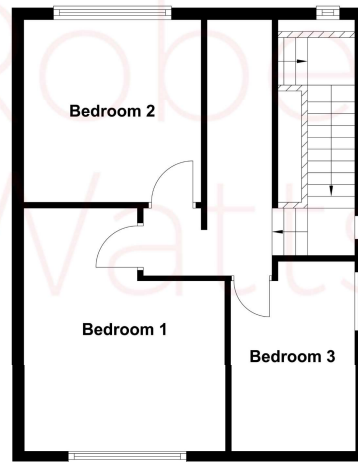
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		85
(69-80) C		
(55-68) D	62	
(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	

01274 878878
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