



45 Wilson Road, Wyke, Bradford, BD12 9HA

A super opportunity has arisen to purchase this WELL PRESENTED, DECEPTIVELY SPACIOUS, two bedroom home which is a real 'one off'. Handily situated for the local amenities and schools, the house would appeal to any number of buyers including those looking for traditional bungalow and offers most of the accommodation on one level. Stunning OPEN PLAN LIVING KITCHEN, lovely conservatory overlooking the garden, double bedroom with dressing room and bathroom on the ground floor with another double bedroom on the first floor. Occupying a good sized plot with ample driveway parking, double garage delightful lawned rear garden. Benefits from GCH & uPVC DG. EPC - C.

Asking Price £205,000

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LOUNGE/DINING ROOM 18' x 10' (5.49m x 3.05m)

Open plan living kitchen room with living area.

KITCHEN 15' x 5' approx (4.57m x 1.52m approx)

Modern kitchen with a range of wall and base units, complimentary worktops and inset sink unit with gas cooker point. Open to family room and conservatory.

CONSERVATORY Good sized conservatory with French doors leading to garden. Two radiators.

BEDROOM ONE 10' x 9'1" (3.05m x 2.77m)

Ground floor double bedroom with dressing room.

DRESSING ROOM 4' x 7' (1.22m x 2.13m)

Dressing room. Was originally a bedroom - can easily be made back into bedroom.

BATHROOM White bathroom suite with shower over bath - storage cupboard.

BEDROOM TWO 17' (5.18) x 10' (3.05) Narrowing to 7' (2.13)

Roof lights and built in fitted wardrobes and access to storage in eaves.

OUTSIDE Occupying a good sized plot with ample block paved driveway leading to a double detached garage and paved front garden. Delightful, sizeable lawned garden with paved patio area.

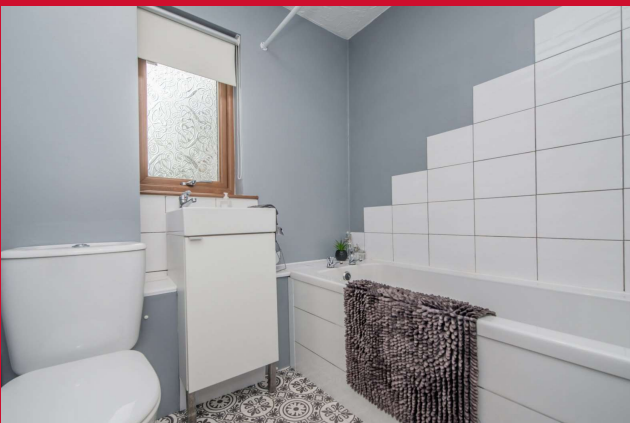
TENURE Freehold

COUNCIL TAX Bradford - Band B

MORTGAGES 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.

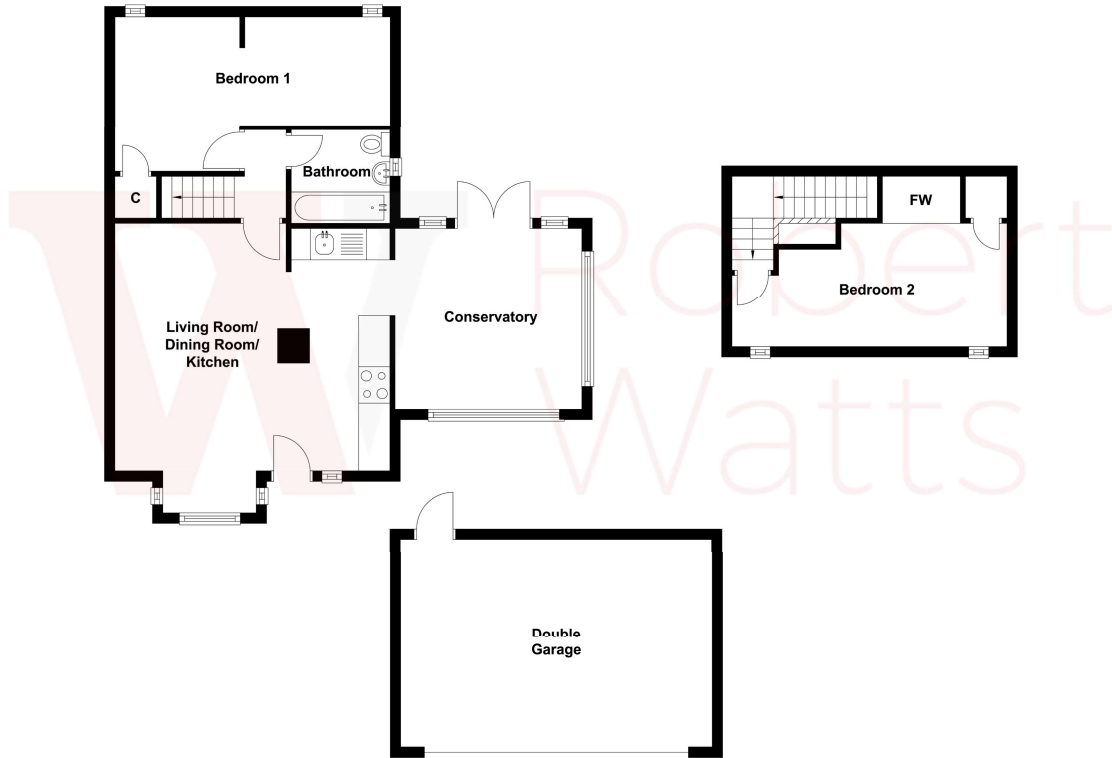
Your home may be repossessed if you do not keep up repayments on your mortgage.

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		87
(69-80) C	71	
(55-68) D		
(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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