



169 Wyke Lane, Wyke, Bradford, West Yorkshire, BD12 9EN

Attractive, two bedroom cottage which is ideal for FTB's downsizers or investors. Located in this popular location close to the local village amenities, this charming through-by-light terrace is offered with NO CHAIN and at a realistic asking price. Comprises open plan living kitchen, cellar, two bedrooms and modern bathroom with small garden area to the front. Benefits from GCH & SUDG.

Offers in excess of £115,000

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LIVING ROOM/KITCHEN 16'5" (5) x 14'1" (4.3) plus doorway

Fireplace and exposed beams. Cupboard housing boiler.

KITCHEN AREA Wall and base units, worktop and sink with mixer tap. Integrated electric oven and four ring electric hob with extractor fan. Plumbing for washing machine. Integrated fridge/freezer. Tiled walls and floor.

CELLAR Useful storage cellar.

BEDROOM ONE 12'10" x 10'6" max (3.9m x 3.2m max)

With storage cupboard.

BEDROOM TWO 6'3" (1.9) x 1.8 plus 6'3" (1.9) x 2'11" (0.9)

With storage cupboard.

BATHROOM Modern three piece suite with bath, WC and hand wash basin. Tiled walls.

EXTERNAL Garden area to front.

PLEASE NOTE The property is Grade II Listed and buyers need to be aware of this for repairs and ongoing maintenance.

ADDITIONAL INFORMATION

Freehold

EPC rating C

Council Tax Rating A

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.

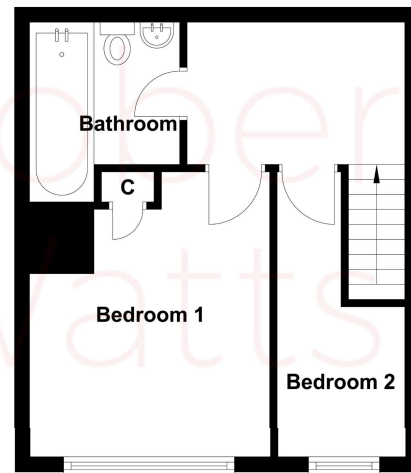
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		90
(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	