



13 High Fernley Court, Wyke, Bradford, BD12 8AN

Situated in this very popular location is this SPACIOUS, THREE BEDROOM semi detached home. Located in the heart of Wyke village on this sort after cul-de-sac position and ideal for FAMILY BUYERS as it is within walking distance of the schools and local amenities. Offering a good sized footprint it comprises two reception rooms, kitchen, conservatory, modern bathroom and useful occasional attic room. To the exterior is ample driveway parking and garage which has its own WC and kitchenette and makes an ideal home office, with low maintenance gardens to the rear. Benefits from GCH & uPVC DG.

Offers in excess of £210,000

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ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 15'9" x 11'10" max (4.8m x 3.6m max)

Fireplace and living flame gas fire. Wall mounted TV point.

DINING ROOM 11'2" x 7'10" max (3.4m x 2.4m max)

Sliding doors leading to

CONSERVATORY 10'2" x 9'2" max (3.1m x 2.8m max)

KITCHEN 12'2" x 6'11" max (3.7m x 2.1m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap with integral electric oven, five ring gas hob plus extractor. Plumbing for auto washer and useful pantry. Door to rear.

BEDROOM ONE 12'2" (3.7) x 8'10" (2.7) plus robes

BEDROOM TWO 11'6" x 8'10" (3.5m x 2.7m)

BEDROOM THREE 8'2" x 5'11" (2.5m x 1.8m)

BATHROOM Three piece suite comprising bath with integral shower and glazed shower screen, wc and vanity sink. Tiling to walls and floor and chrome heated towel rail.

OCCASIONAL ATTIC ROOM 12'6" x 11'2" (3.8m x 3.4m)

With roof light, wall mounted TV point and radiator.

EXTERIOR The property benefits from block paved driveway to front and side providing ample off street parking. Pleasant low maintenance block paved garden area to the rear. Single detached garage measuring 15'1 x 7'7 (4.6m x 2.3m) with its own power, wc and kitchenette which makes an ideal home office.

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.

Additional Info

Tenure - Freehold

Council Tax Band - C

EPC Rating - D

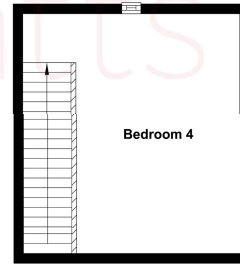
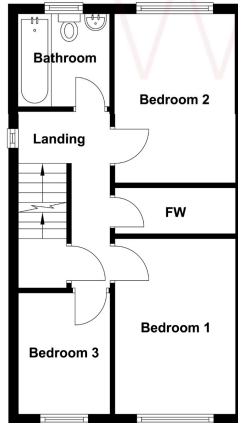
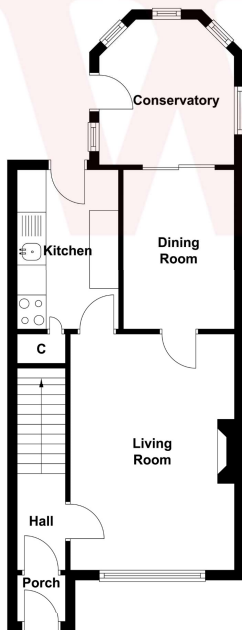
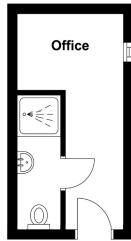
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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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