



71 Wilson Road, Wyke, Bradford, BD12 9HA

Offered with no chain and a newly fitted, energy efficient AIR SOURCE HEAT PUMP & uPVC DOUBLE GLAZING is this two bedroom back to back terrace. Handily situated in this popular location close to the local amenities it is ideal for FTB's or downsizers. Comprising porch, open plan lounge with fitted kitchen, two bedrooms, bathroom with shower and small garden area to the front. EPC rating does not reflect upgrade to heating system and double glazing.

Asking Price £90,000

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PORCH

LOUNGE/KITCHEN AREA 14'9" x 13'9" + alcove (4.5m x 4.2m + alcove)

Open plan lounge and kitchen area with inbuilt storage cupboard.

KITCHEN AREA Range of wall and base units with worktops and 1.5 bowl inset sink and mixer tap. Integral electric oven and hob with extractor and plumbing for auto washer.

CELLAR

BEDROOM ONE 11'10" x 10'6" + alcove (3.6m x 3.2m + alcove)

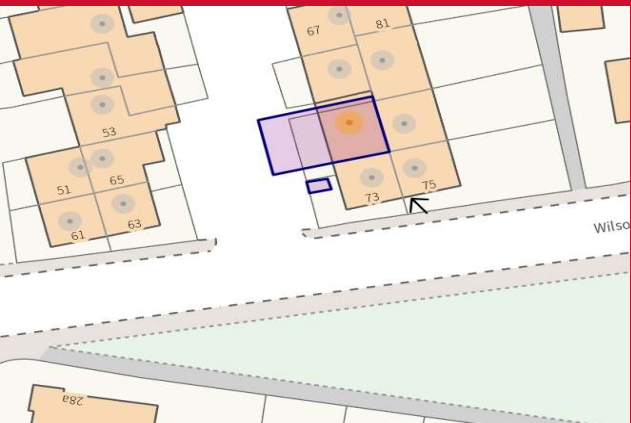
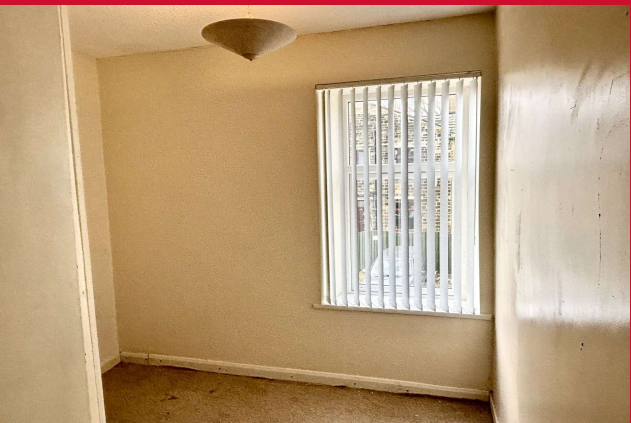
BEDROOM TWO 8'10" (2.7) x 6'7" (2) + 10'10" (3.3) x 3'7" (1.1)

Storage cupboard housing hot water tank.

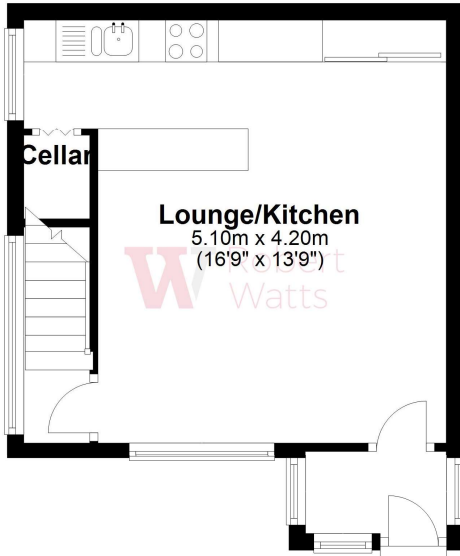
BATHROOM Three piece white suite including bath and shower extension over, wc and sink with tiled walls.

GARDEN Enclosed paved garden to the front.

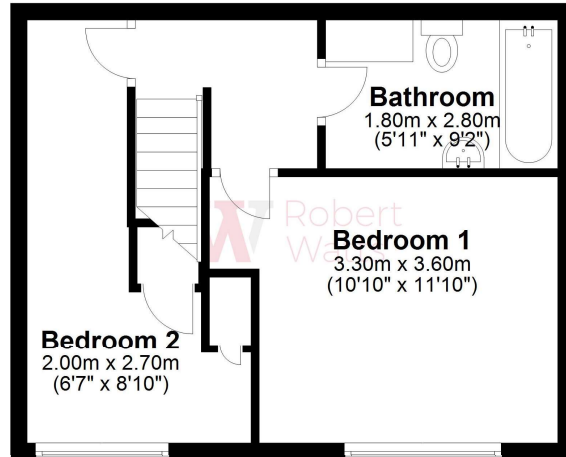
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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