



13 Knowle Lane, Wyke, Bradford, BD12 9BE

A delightful 'PICTURE POSTCARD' semi detached cottage property offering characterful accommodation set in this popular location which will be of interest to FTB's, couples, downsizers or small families. Boasting fine period features yet having a lovely contemporary finish, this two bedroom Grade II Listed house, which we understands dates from c. 1850's, offers easy access to the local amenities and M62, yet enjoys a more 'hidden away' feel off Wyke Lane. Comprises lounge, dining room, modern kitchen and bathroom it has a pleasant paved garden to the front with an open aspect. Benefits from GCH & uPVC DG. EPC Rating F.

Asking Price £175,000

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LOUNGE 17'9" x 15'9" max (5.4m x 4.8m max)

Dual aspect room with period stone fireplace and exposed ceiling beams.

DINING ROOM 13'5" x 12'2" max (4.1m x 3.7m max)

Feature stone and brick fireplace with ceiling rose.

KITCHEN 11'2" x 8'6" max (3.4m x 2.6m max)

Range of cream farmhouse style wall and base cabinets, timber effect worksurfaces over and inset sink and mixer tap. Inset 4 ring gas hob and fitted oven. Plumbed for automatic washing machine. Tiled flooring.

BEDROOM ONE 12'2" x 10'2" max (3.7m x 3.1m max)

Double bedroom with feature characterful exposed stonework to one wall. Fitted robes. Access to the loft area.

BEDROOM TWO 15'9" x 10'2" max (4.8m x 3.1m max)

Double bedroom with fitted robes, drawers and dressing table.

BATHROOM Three piece white suite, vanity unit with inset sink, WC and bath with shower mixer tap.

EXTERIOR Pleasant paved cottage garden to the front enjoying an open aspect.

PLEASE NOTE Please note part of the Title of the property is unregistered and this needs resolving with Land Registry prior to completing any sale. The vendors solicitors are aware of this but please ask for further details.

ADDITIONAL INFORMATION Tenure: Freehold Grade II Listed

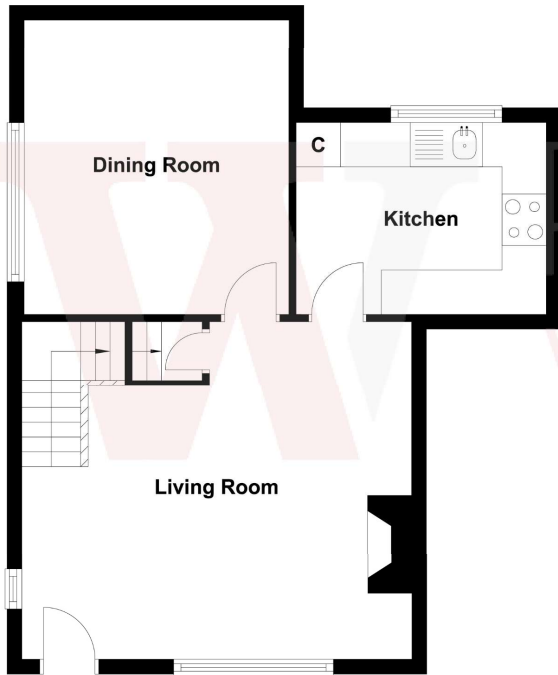
EPC Rating:

Council Tax Band: B

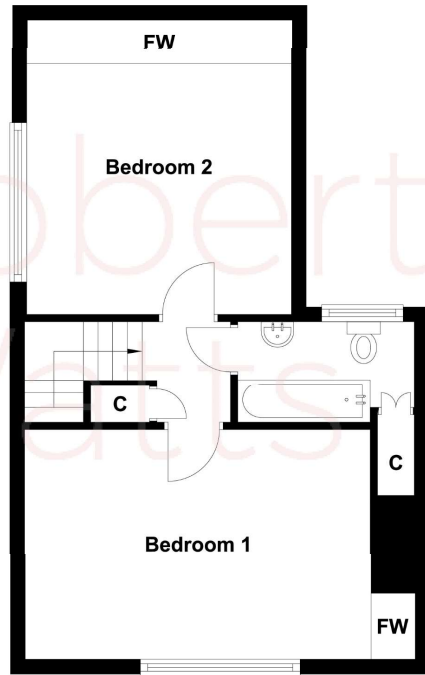
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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