



## 46 Wyke Crescent, Wyke, Bradford, BD12 9AT

FULLY REFURBISHED, three bedroom, family sized semi detached house situated in this popular location close to the local schools and amenities. Similar houses within the vicinity have sold well recently and the subject offers a HIGH SPECIFICATION FINISH with stunning open plan dining kitchen, newly bathroom, new radiators, new carpets and decoration and a lovely landscaped lovely. It is sold with NO CHAIN and fully comprises hall, lounge, dining kitchen, three bedrooms and bathroom with driveway off street parking and garden to front and rear and benefits from GCH & uPVC DG.

**Asking Price £230,000**

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## ENTRANCE HALL

**LOUNGE 15'5" x 10'10" max (4.7m x 3.3m max)**

## **KITCHEN DINER 20' x 9'10" max (6.1m x 3m max)**

Recently fitted range of quality wall and base units incorporating contrasting work tops, inset sink and mixer tap. Integral Bosch electric oven, hob and extractor with plumbing for auto washer. Feature pendant drop lighting. Double doors to lounge, pantry and French doors to garden.

## **BEDROOM ONE 16'5" x 10'2" max (5m x 3.1m max)**

Double bedroom.

## **BEDROOM TWO 10'10" x 10'2" max (3.3m x 3.1m max)**

Double bedroom.

## **BEDROOM THREE 7'3" x 5'11" (2.2m x 1.8m)**

**BATHROOM** Recently fitted three piece suite comprising bath with integral shower over and glazed screen, wc and hand wash basin. Tiling to walls and floor and cupboard housing boiler.

**EXTERIOR** The property benefits from a lovely landscaped garden to the front and rear with paved patio and raised flower beds. Driveway off street parking to the side.

Tenure - Freehold

Council Tax Band - C

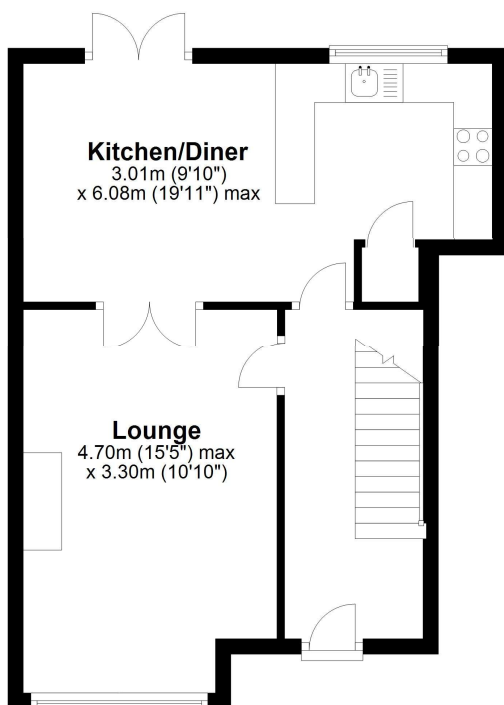
EPC Rating - D

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.

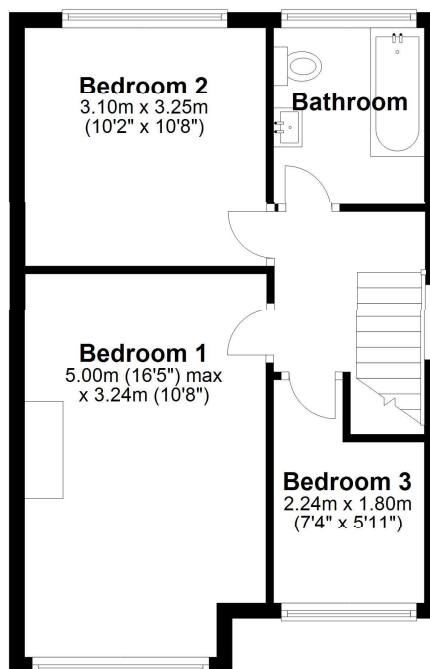




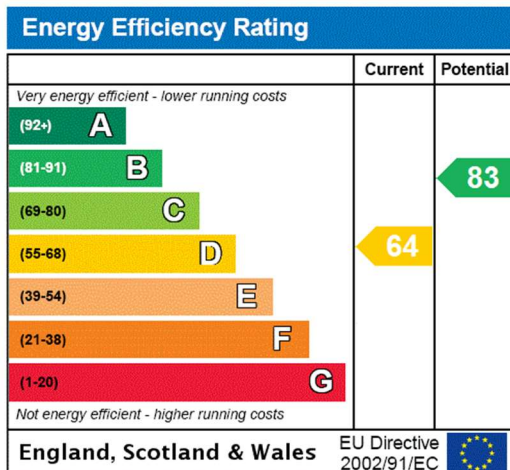
## Ground Floor



## First Floor



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



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