



### **34 The Gateways, Wyke, Bradford, BD12 8DG**

MODERN INNER TOWN HOUSE forming part of this ever popular small development, which provides access to the amenities of Wyke Village, is within a reasonable proximity of the Appleton Academy and Low Moor train station as well as offering easy access to the motorway network (Chainbar J26/M62). Great for FAMILY BUYERS and currently providing THREE BEDROOM (all on the same level) it provides versatile accommodation arranged over three floors with potential to create a 'self contained suite' on the ground floor with a part converted garage with adjacent bathroom and utility/kitchen. Further comprises hall, lounge, breakfast kitchen and family shower room with driveway parking for four cars and extra parking for further vehicle with further garden area to the front , storage garage and pleasant South facing rear garden.

**Asking Price £200,000**

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# 34 The Gateways, Wyke, Bradford, BD12 8DG

## ENTRANCE HALL

### STORAGE ROOM 11'2" x 8'2" (3.4m x 2.5m)

Versatile space that could be combined with the adjacent storage garage to create a ground floor 'granny annex' with bathroom and utility room.

### UTILITY ROOM 7'3" x 6'7" max (2.2m x 2m max)

Having plumbing for auto washer and vent for dryer. Could be converted to a second kitchen.

**CLOAK ROOM** Leading to downstairs bathroom. Useful space for coats.

**BATHROOM** Ground floor bathroom with four piece suite comprising bath with shower over, wc, hand wash basin and bidet. Tiled walls and floor.

## FIRST FLOOR

### LOUNGE 18'1" x 11'6" max (5.5m x 3.5m max)

First floor lounge having French doors to Juliet balcony with far reaching views.

### KITCHEN 14'9" x 8'2" max (4.5m x 2.5m max)

First floor kitchen having range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Integral dishwasher and cupboard housing boiler. Double doors leading onto garden.

## SECOND FLOOR

### BEDROOM ONE 14'9" x 8'6" (4.5m x 2.6m)

Double bedroom.

### BEDROOM TWO 13'1" x 8'6" (4m x 2.6m)

Double bedroom.

### BEDROOM THREE 7'10" x 5'11" (2.4m x 1.8m)

**BATHROOM** Three piece suite comprising glazed shower cubicle, wc and vanity sink. Tiled walls and floor.

**EXTERIOR** The property benefits from a pleasant, good sized South facing garden with decking, artificial grassed area and garden shed. To the front is a driveway providing off street parking leading to a storage garage measuring 8'2 x 6'11 (2.5m x 2.1m).

Tenure - Freehold

Council Tax Band - B

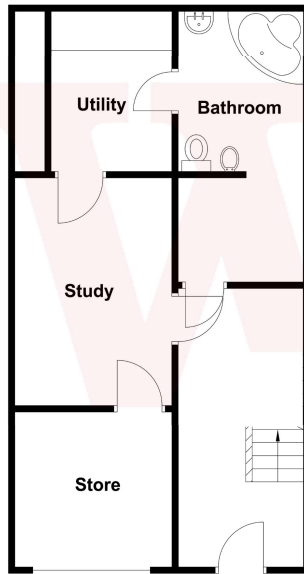
EPC Rating - C

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.

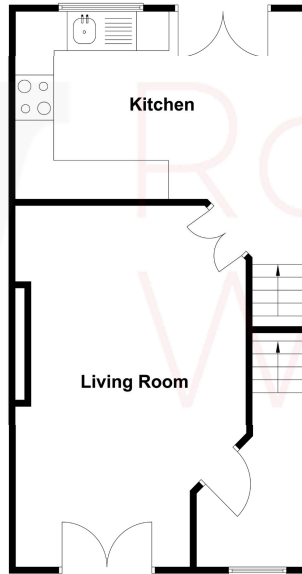




Ground Floor



First Floor



Second Floor

