



## **18 Balme Lane, Wyke, Bradford, BD12 9PR**

A superb opportunity has arisen to purchase this WELL PRESENTED, two/three bedroom semi-detached bungalow. Located in this popular spot with super OPEN ASPECT VIEWS over the park, it is within walking distance of the local shops as well as 'Wyke Community Sports Village' complex.

Occupying an enviable sized corner plot with POTENTIAL TO EXTEND and with ample parking including caravan storage. It offers a modern specification and comprises lounge, kitchen, two good-sized bedrooms and a modern shower room, with sizeable occasional room within the roof space. Good sized lawned gardens to front and side with single detached garage. Benefits from recently fitted roof, GCH & uPVC DG and is offered with NO ONWARD CHAIN.

**Asking Price £195,000**

# 18 Balme Lane, Wyke, Bradford, BD12 9PR

## GROUND FLOOR

### **LIVING ROOM 16'1" x 14'5" max (4.9m x 4.4m max)**

Spacious, light and airy room with fireplace and fire. Front entrance door.

### **KITCHEN 10'6" x 8'2" max (3.2m x 2.5m max)**

Range of modern wall and base units with worktops, complimentary wall tiling, inset 1.5 bowl sink and drainer with mixer tap, integrated electric oven, 4 ring hob and extractor hood over. Side entrance door.

### **BEDROOM ONE 12'11" x 10'2" max (3.94m x 3.1m max)**

Double Bedroom.

### **BEDROOM TWO / DINING ROOM 10'6" x 9'10" max (3.2m x 3m max)**

Bedroom or Study with stairs leading to the first floor.

### **SHOWER ROOM**

Modern three piece suite comprising WC, hand wash basin and walk-in shower cubicle.

## FIRST FLOOR

### **OCCASIONAL ROOM 22'4" x 10'2" max (6.8m x 3.1m max)**

Two Velux style windows with views over park to front.

### **EXTERNALLY**

Occupying a good sized corner plot with gardens to three sides with views over the park and offering the opportunity to extend (subject to planning).

Driveway to the rear providing ample parking and caravan storage and single detached garage.

### **ADDITIONAL INFORMATION**

Gas Central Heating & PVCu Double Glazing

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

### **PLEASE NOTE**

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

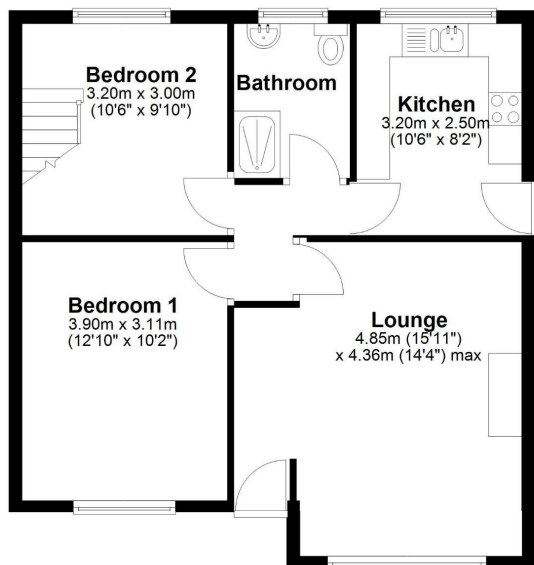
All estate agents are required to do this by law. We outsource this process to our compliance partners Credas who charge a fee for this service.

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.

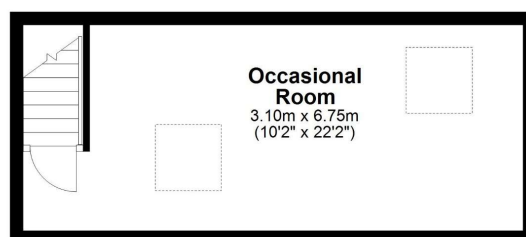




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		