



12 Wroe Terrace, Wyke, Bradford, BD12 8AE

Ideal for FTB or young families is this WELL PRESENTED, three bedroom, two bathroom extended mid terrace house. Handily situated for the local shops, schools & surrounding towns, it makes a lovely home and offers a modern specification finish. Comprises hall, lounge, breakfast kitchen, utility, shower room three first floor bedrooms and bathroom. Paved gardens areas to both front and rear and benefits from GCH & uPVC DG.

Asking Price £155,000

 01274 878878  cleckheaton@robertwatts.co.uk  robertwatts.co.uk

Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

 RWEstateAgents  @robertwatts_

arla | [propertymark](#) naea | [propertymark](#)

12 Wroe Terrace, Wyke, Bradford, BD12 8AE

ENTRANCE HALL

LOUNGE 15'1" x 14'9" max (4.6m x 4.5m max)

Having fireplace.

KITCHEN 17'9" x 7'3" max (5.4m x 2.2m max)

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven and four ring gas hob. Tiling to floor.

UTILITY ROOM 8'10" x 8'6" max (2.7m x 2.6m max)

Plumbing for auto washer, wall mounted boiler and door to rear.

SHOWER ROOM Three piece suite comprising shower cubicle, wc and hand wash basin.

CELLAR

BEDROOM ONE 12'2" (3.7) x 8'6" (2.6) plus robes

Fitted wardrobes.

BEDROOM TWO 8'10" x 7'7" (2.7m x 2.3m)

BEDROOM THREE 10'6" x 8'6" (3.2m x 2.6m)

BATHROOM Three piece modern suite comprising P shaped bath with integral shower over and glazed screen, vanity sink and wc. Chrome towel heater, useful storage cupboard and wall tiling.

EXTERIOR The property benefits from a small yard to both front and rear.

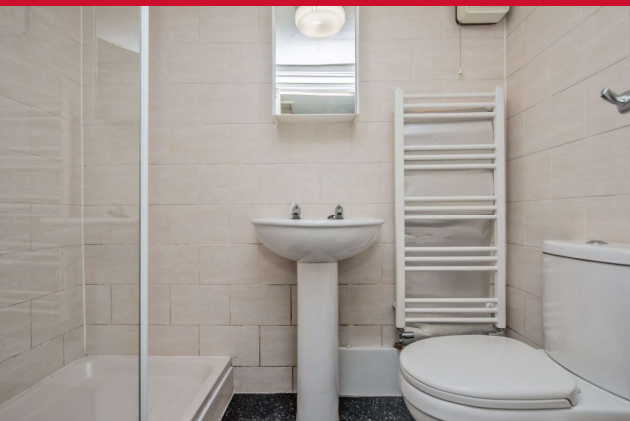
Tenure - Freehold

Council Tax Band - A

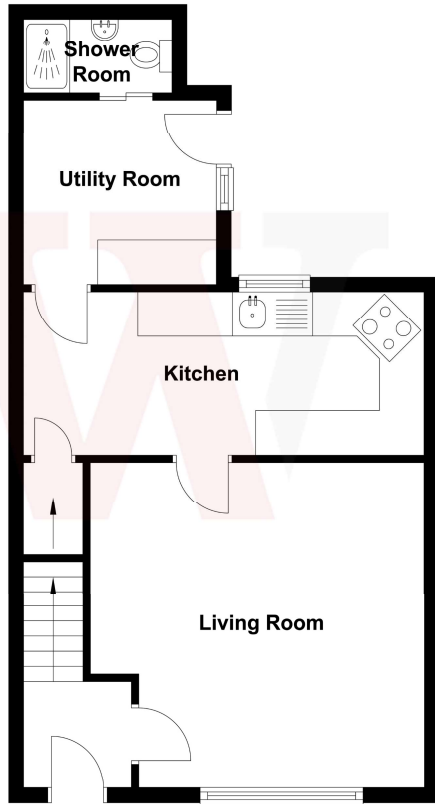
EPC Rating - C

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 have to do this by law and we outsource this process to our compliance partners Creadas who charge a fee for this service

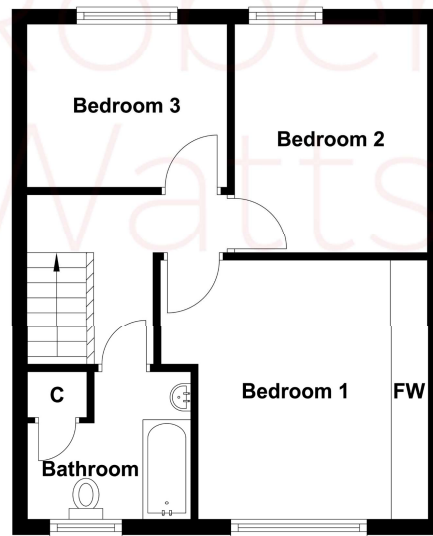
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		