



## 1 Wroe Crescent, Wyke, Bradford, BD12 8AQ

WELL PRESENTED, three bedroom end terrace situated in this ever popular location. Handily situated for the local amenities and schools, the house has a GOOD SIZED FOOTPRINT and suits any number of buyers from FTB's to growing families. Offering an impressive modern finish it comprises lounge, spacious dining kitchen, cellar, two double bedrooms and single and bathroom with low maintenance gardens to the rear. Benefits from GCH, uPVC DG and parking to the front.

**Asking Price £150,000**

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# 1 Wroe Crescent, Wyke, Bradford, BD12 8AQ

## ENTRANCE HALL

### LOUNGE 13'9" x 12'2" max (4.2m x 3.7m max)

Fireplace with marble effect hearth and living flame electric fire. Feature ceiling cornicing and rose.

### KITCHEN DINER 14'9" x 13'1" max (4.5m x 4m max)

Modern range of wall and base units incorporating contrasting work top, sink and mixer. Integral electric oven and five ring gas hob plus extractor. Wall mounted TV point and plumbing for auto washer. Rear door.

## CELLAR

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

Double bedroom.

### BEDROOM TWO 13'1" x 10'2" max (4m x 3.1m max)

Double bedroom.

### BEDROOM THREE 8'6" x 7'7" (2.6m x 2.3m)

**BATHROOM** Three piece suite comprising bath with integral shower over and glazed screen, wc and hand wash basin. Tiling to walls and floor.

**EXTERIOR** The property benefits from a pleasant paved garden to the rear and a small yard to the front.

Tenure - Freehold

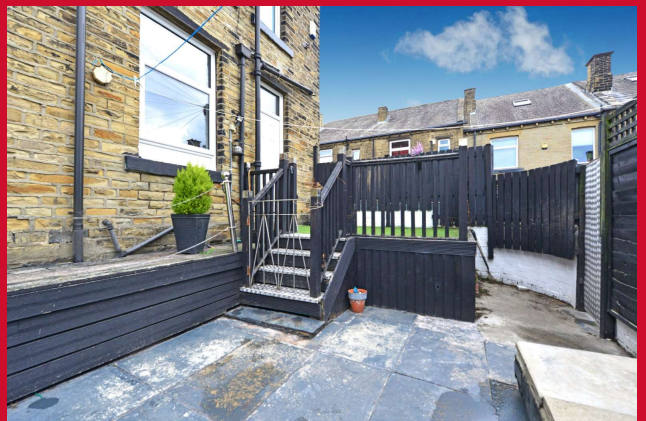
Council Tax Band - A

EPC Rating - D

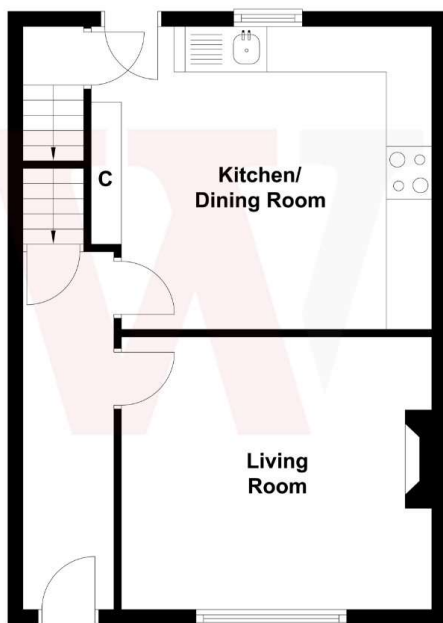
**PLEASE NOTE** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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.

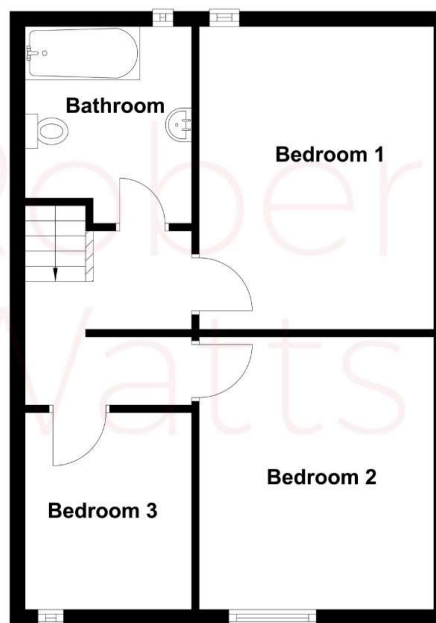




**Ground Floor**



**First Floor**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |