



7 Albert Street, Wyke, Bradford, BD12 9JN

Offering a DECEPTIVE SIZED FOOTPRINT is this three bedroom semi detached house sold with NO CHAIN. Requiring sympathetic improvement, it is located in this handily accessible location close to the local village amenities and schools and suits FAMILY BUYERS. Comprises hall, kitchen, lounge/diner and ground floor shower room with three first floor bedrooms and WC. Driveway parking and single garage to the front with pleasant gardens and an open aspect to the rear. Benefits from GCH & uPVC DG.

Asking Price £199,995

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ENTRANCE HALL Having useful storage cupboard.

LOUNGE/DINER 19' x 18'1" max (5.8m x 5.5m max)

Having open staircase and double doors leading to garden.

KITCHEN 13'1" x 9'6" max (4m x 2.9m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer.

GROUND FLOOR BATHROOM Three piece suite comprising walk-in shower, hand wash basin and wc.

FIRST FLOOR LANDING WC and sink.

BEDROOM ONE 16'1" x 13'9" max (4.9m x 4.2m max)

Having fitted wardrobes.

BEDROOM TWO 13'9" x 9'10" (4.2m x 3m)

BEDROOM THREE 8'2" x 6'3" max (2.5m x 1.9m max)

EXTERIOR The property benefits from driveway to the front plus single detached garage and electric vehicle charging point. Artificial lawned garden to the front. Pleasant artificial lawn, patio and decked area to the rear enjoying an open aspect.

Tenure - Freehold

Council Tax Band - A

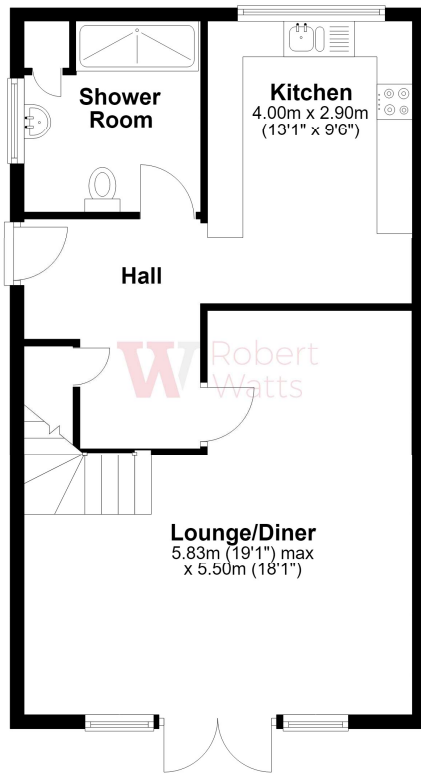
EPC Rating - D

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.

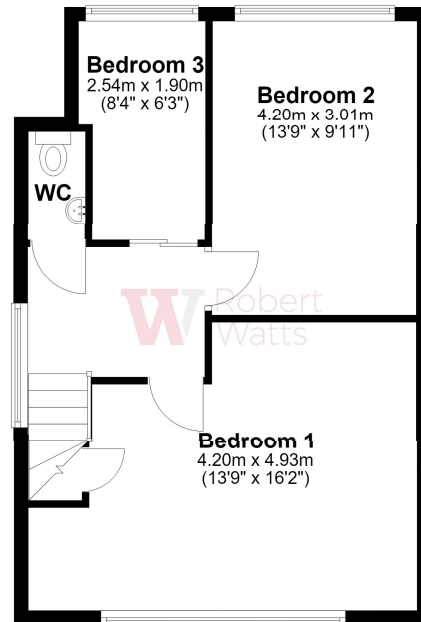
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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	67 D	
39-54	E		
21-38	F		
1-20	G		