



## 13 Clare Crescent, Wyke, Bradford, BD12 8LD

Another super opportunity has arisen to purchase a WELL PRESENTED, three bedroom, semi detached home located on this popular cul-de-sac within walking distance of the local village amenities and schools and the very popular Judy Woods. Updated by the current owners and offering a contemporary, high quality finish it makes a great FAMILY HOME which can be moved into with little upfront cost. Comprises hall, lounge, dining kitchen, three bedrooms and modern bathroom with driveway parking and a detached garage and pleasant gardens with far reaching rear views. Benefits from GCH and uPVC DG.

**Asking Price £210,000**

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## ENTRANCE HALL

### LOUNGE 14'1" x 11'6" max (4.3m x 3.5m max)

Fireplace and wall mounted lights.

### KITCHEN DINER 17'5" x 9'10" max (5.3m x 3m max)

Modern range of wall and base units incorporating contrasting work top, breakfast bar, one and a half bowl sink and mixer tap. Integral electric oven and hob plus extractor. Plumbing for auto washer and pantry housing boiler. Rear door.

### BEDROOM ONE 11'6" x 10'6" max (3.5m x 3.2m max)

Double bedroom.

### BEDROOM TWO 11'2" x 9'10" max (3.4m x 3m max)

Double bedroom.

### BEDROOM THREE 8'6" (2.6) x 6'11" (2.1) max including bulk head cupboard

**BATHROOM** Three piece modern suite comprising P-shaped bath with integral shower and glazed screen, hand wash basin and wc. Tiling to walls and floor and chrome heated towel rail.

**EXTERIOR** The property benefits from a lawned garden to the front with driveway and single detached garage. Good sized lawned garden to the rear featuring far reaching views.

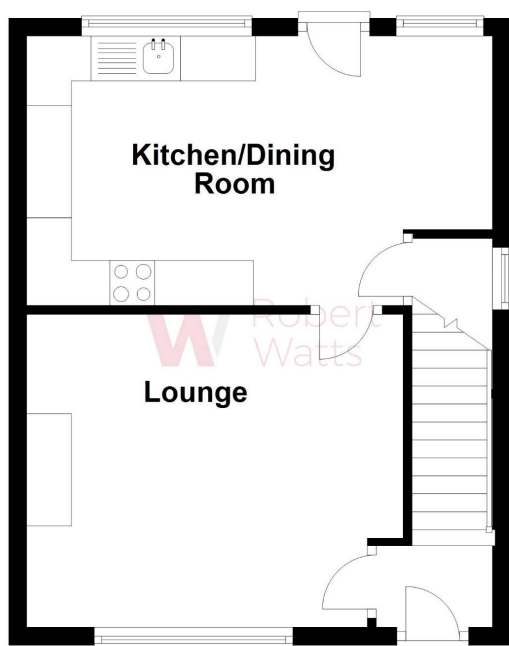
**PLEASE NOTE** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

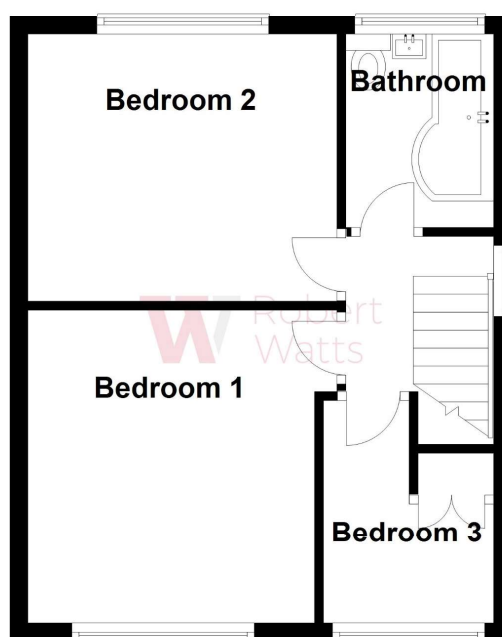




**Ground Floor**



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		