



43 High Fernley Road, Wyke, Bradford, BD12 8AH

SUPERBLY PRESENTED, THREE BEDROOM end terraced house offering a **STYLISH & CONTEMPORARY** finish. Occupying a deceptively spacious footprint with delightful and sizeable rear garden, the house is handily located for the local amenities and schools and makes a **GREAT FAMILY HOME**. Comprises lounge, modern kitchen, two first floor bedrooms and bathroom and attic ensuite bedroom. Lawned garden to front with lovely South East facing garden with paved patio and decking area to the rear. Benefits from GCH, uPVC DG, CCTV and Alarm. EPC - D

Asking Price £190,000

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ENTRANCE HALL Entrance hall vestibule.

LOUNGE 15'5" x 14'9" max (4.7m x 4.5m max)

Wall mounted TV point and fitted alcove cupboards on either side.

KITCHEN 12'2" x 9'2" max (3.7m x 2.8m max)

Having a modern range of wall and base units incorporating contrasting work top and breakfast bar. One and a half bowl sink and mixer tap. Integral electric oven and four ring gas hob plus extractor. Plumbing for automatic washing machine, dishwasher and vent for dryer. Tiled floor, useful pantry with wall mounted boiler and door to rear garden.

FIRST FLOOR LANDING Contemporary style vertical radiator, glazed balustrade and brushed steel banister.

BEDROOM TWO 13'1" x 6'7" plus robes (4m x 2m plus robes)

Spotlights, fitted wardrobes and understairs storage cupboard.

BATHROOM Three piece modern suite comprising of a bath with integral shower over and glazed shower screen, vanity sink and WC. Tiled walls, tiled floor and chrome heated towel rail.

BEDROOM THREE 9'2" x 8'6" (2.8m x 2.6m)

MASTER ATTIC BEDROOM 15'5" x 11'10" max (4.7m x 3.6m max)

Attic room with fitted wardrobes and glazed balustrade.

ENSUITE BATHROOM Three piece modern en suite including WC, vanity sink and shower cubicle. Tiled walls, tiled floor and chrome radiator.

EXTERNAL Lawned garden to the front with shaled covered side garden area. Good sized South facing lawned L shaped garden and patio to the rear with decking area shaded by mature trees, ideal for entertaining. Outside lighting and power socket.

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.





Total Area: 93.7 m² ... 1009 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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