



2 Mayfield Avenue, Wyke, Bradford, West Yorkshire, BD12 9PX

Deceptive, FOUR DOUBLE BEDROOM end terrace offering an ENVIABLE 1,474 SQFT of accommodation over three storeys. Enjoying an open aspect over the local park and within walking distance of the local amenities and schools including Wyke Community Sports Village, this makes a great home for GROWING FAMILY buyers. Realistically priced it comprises hall, lounge and dining kitchen on the ground floor. To the first floor are two bedrooms and bathroom with two further attic bedrooms. The house also benefits from a lawned gardens to the front and side, uPVC DG & GCH.

Asking Price £180,000

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ENTRANCE PORCH

HALLWAY Side door leading to second side porch.

LIVING ROOM 14'1" x 11'10" max (4.3m x 3.6m max)

Fireplace with living flame gas fire & period ceiling cornicing.

KITCHEN DINER 15'9" x 14'1" max (4.8m x 4.3m max)

Range of wall & base units, worktop, sink with mixer tap, gas cooker point, plumbing for automatic washing machine, fireplace & useful under stairs storage.

FIRST FLOOR LANDING

MASTER BEDROOM 14'1" x 13'1" max (4.3m x 4m max)

Double bedroom with cast iron fireplace.

BEDROOM TWO 15'1" x 10'2" max (4.6m x 3.1m max)

Double bedroom with fitted wardrobes and wall mounted boiler.

BATHROOM Three piece suite comprising shower over the bath, glazed screen, WC & sink.

SECOND FLOOR LANDING

ATTIC BEDROOM THREE 15'9" x 11'10" max (4.8m x 3.6m max)

Attic double bedroom.

ATTIC BEDROOM FOUR 15'9" x 11'10" max (4.8m x 3.6m max)

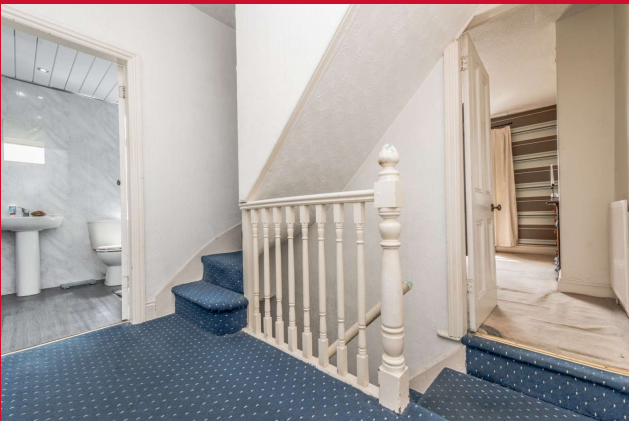
Attic double bedroom.

EXTERIOR Decking to side, lawned garden to front, overlooking park.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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