Robert Watts

GETTING WEST YORKSHIRE MOVING



# 51 Wilson Road, Wyke, Bradford, West Yorkshire, BD12 9HA

Offered with NO CHAIN is this WELL PRESENTED, one bedroom back to back terrace. Handily situated in this popular location close to the local village amenities including Low Moor Station and Wyke Community Sports Village, it is ideal for FTB's or downsizers. Comprising lounge, separate fitted kitchen, cellar, one double bedroom and modern bathroom. Unusually for a terraced house it has a driveway and single detached garage with enclosed paved yard area to the front. Benefits from GCH & uPVC DG.

## Asking Price £95,000


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**LOUNGE 15'1" x 12'10" max (4.6m x 3.9m max)**
Inset living flame gas fire.

**KITCHEN 9'2" x 4'7" max (2.8m x 1.4m max)**
Wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer, tiling to floor and cupboard housig wall mounted boiler.

**CELLAR**

**BEDROOM 12'10" x 10'2" max (3.9m x 3.1m max)**
Double bedroom.

**BATHROOM** Three piece modern suite comprising bath with shower over, wc and hand wash basin. Tiled walls.

**EXTERIOR** The property benefits from a pleasant enclosed paved garden to the front, driveway parking and single detached garage.
Please note there is a right of way for the neighbour across the driveway.

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. Please note this is not refundable.

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.







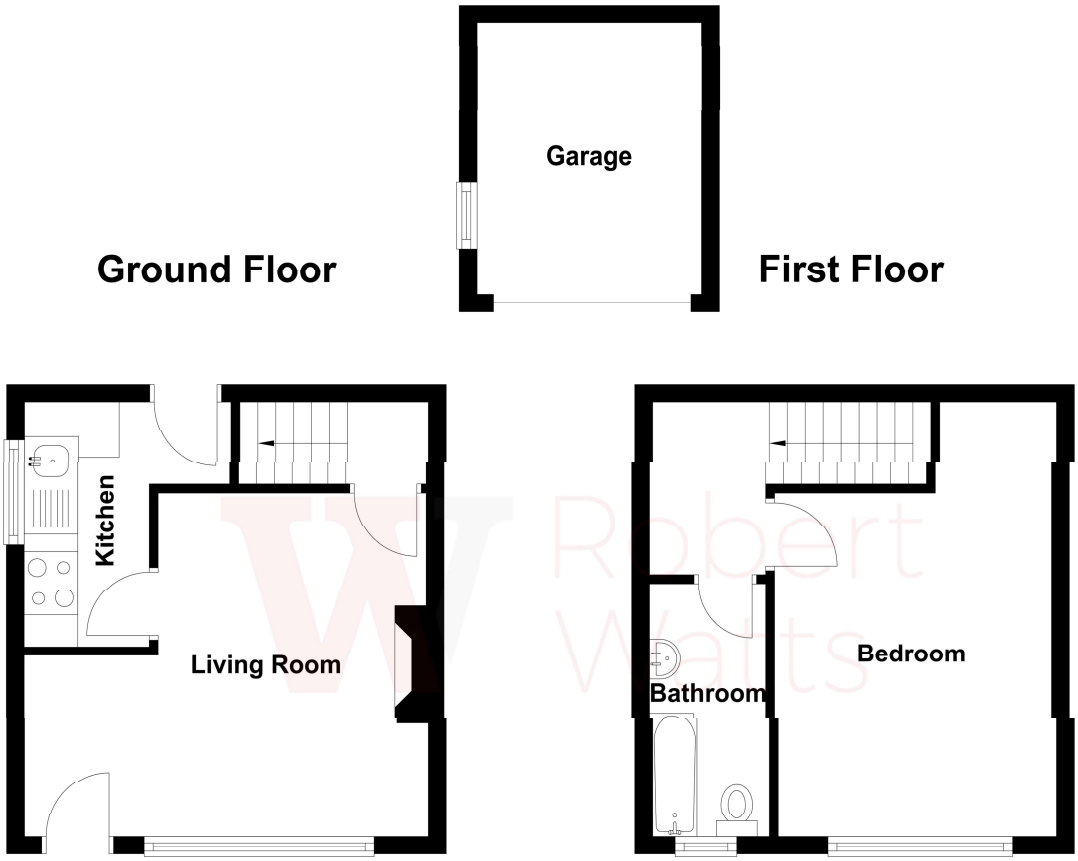


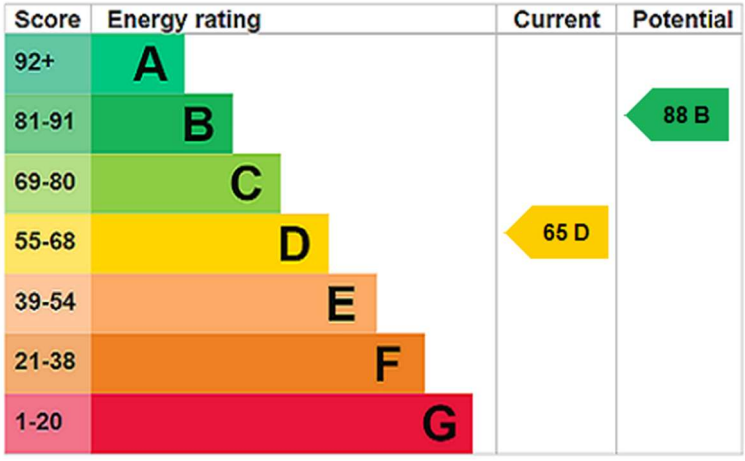











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