



## 89 Town Gate, Wyke, Bradford, BD12 9JQ

**\*\* WYKE VILLAGE LOCATION \*\* LARGE PERIOD CHARACTER PROPERTY \*\* VERSATILE LIVING WITH A VAST SCOPE \*\*** Step inside this characterful and spacious home which is situated within this increasingly sought after village location with many amenities within walking distance. Briefly comprising: entrance dining area, lounge, kitchen, large utility area, basement, FOUR BEDROOMS ONE BATHROOM and so much more. Well kept gardens to the front and side with mature shrub borders and so much more. The property is close to some commercial units allowing all VARIETY of buyers to come forward and the plot has so much to offer. Great commuter links to the Motorway Network M62, plus Halifax, Brighouse, Huddersfield & Leeds. Only upon internal inspection will the space and charm this property has to offer be fully appreciated.

£230,000

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### **PORCH AREA**

Leading to the lounge

### **LOUNGE 15' x 14'3" (4.57m x 4.34m)**

Lovely, welcoming reception room with open fire, traditional fireplace and exposed beams

### **DINING ROOM 14'7" x 9'6" (4.45m x 2.9m)**

Patio doors leading to the gardens. Traditional tiled flooring, exposed beams and open chimney breast. Access to the basement

### **BASEMENT**

Useful, keeping area with power and light

### **UTILITY ROOM 13'8" x 14'1" (4.17m x 4.3m)**

A great space to convert with plumbing, power and light. Door leading to the rear

### **KITCHEN 14'10" x 5'6" (4.52m x 1.68m)**

Modern kitchen with a selection of wall and base units. Worktops, sink and drainer. Dishwasher, double eye level oven, separate hob and extractor. Exposed brick feature wall

### **BEDROOM ONE 14'4" x 9'4" (4.37m x 2.84m)**

### **BEDROOM TWO 11'7" x 8'11" (3.53m x 2.72m)**

Cupboard to alcove

### **BEDROOM THREE 8'4" x 6'7" (2.54m x 2m)**

Laminate flooring and built in cupboard

### **BEDROOM FOUR 13'11" x 9'7" (4.24m x 2.92m)**

### **BATHROOM 11'7" x 4'11" (3.53m x 1.5m)**

Modern three piece white suite with shower over bath and screen. Sink & W.C

**OUTSIDE** Good size gardens, well tended and mature shrubs with bedding areas, lawns and patio seating area. Allocated parking area

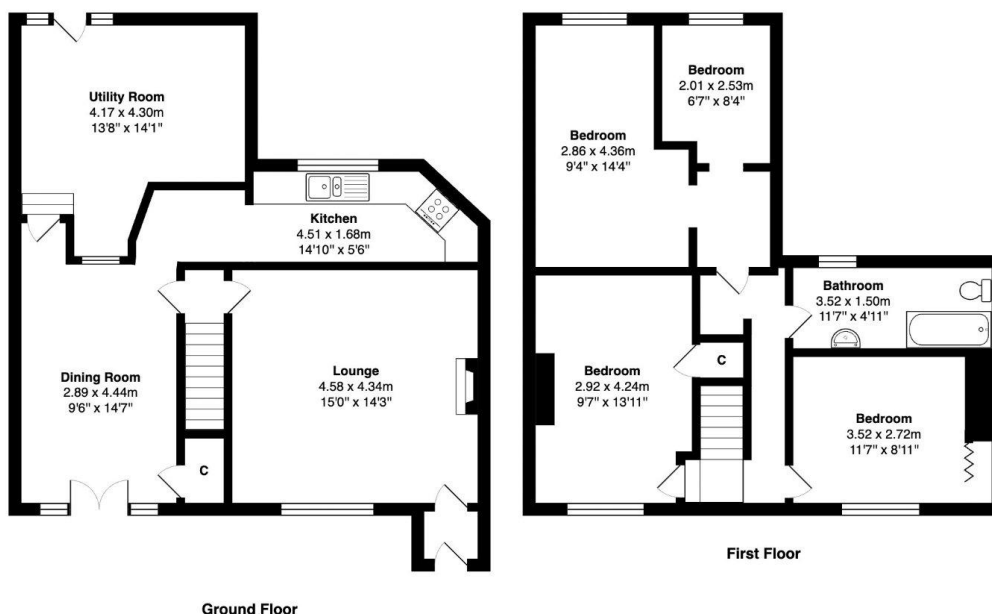
### **PLEASE NOTE**

Due to the close proximity of commercial units nearby, some mortgage lenders may have strict criteria regards this. We advise that you speak with your financial advisor prior to proceeding.

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.

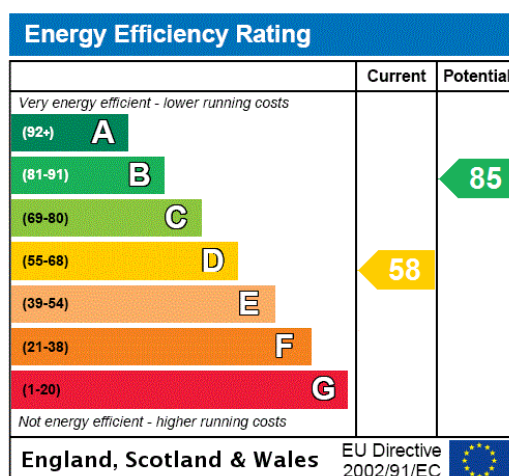






Total Area: 121.5 m<sup>2</sup> ... 1307 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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