



## 37 Elizabeth Avenue, Wyke, Bradford, BD12 8NF

**\*\* OFFERED WITH NO CHAIN \*\* LOVELY DETACHED BUNGALOW \*\*** Situated within this increasingly popular Village of Wyke, BD12, close to many of the village amenities and neighbouring towns and cities is this MODERN DETACH BUNGALOW which has had many improvements done over recent years. Briefly comprising: entrance hallway, lounge, good size dining kitchen, TWO DOUBLE BEDROOMS and contemporary shower room. Externally are pleasant lawned gardens to front and rear with driveway, allowing parking for several cars and matching detached garage. Viewing is strongly advised

**£289,950**

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **T** @robertwatts\_

arla | propertymark naea | propertymark

# 37 Elizabeth Avenue, Wyke, Bradford, BD12 8NF

## **SIDE ENTRANCE**

### **HALLWAY**

Spacious hallway with laminate flooring and loft access

### **LOUNGE 14'8" x 10'3" (4.47m x 3.12m)**

Pleasant lounge with feature fireplace

### **DINING KITCHEN 10'2" x 17'7" (3.1m x 5.36m)**

Lovely modern kitchen with a selection of wall and base units finished in white. Worktops with splash back, oven, induction hob and extractor. Integrated slim line dish washer and space for washer

### **BEDROOM ONE 9'1" x 13' (2.77m x 3.96m)**

Double bedroom

### **BEDROOM TWO 9' x 9'7" (2.74m x 2.92m)**

Double bedroom

### **SHOWER ROOM 6'9" x 5'8" (2.06m x 1.73m)**

Fully tiled with oversize shower, sink and W.C

## **OUTSIDE**

Sat on a lovely plot with lawned gardens to the front, driveway allowing parking for several cars leading to detached garage with electrics and outside tap. Pleasant lawned gardens to the rear

## **FURTHER INFORMATION**

Council Tax - Band C

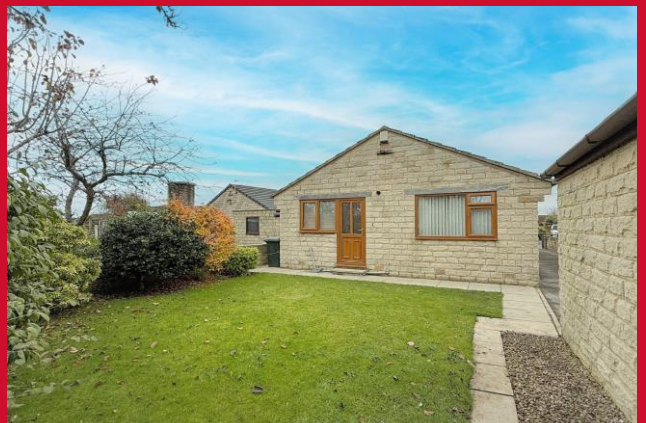
Tenure - Freehold

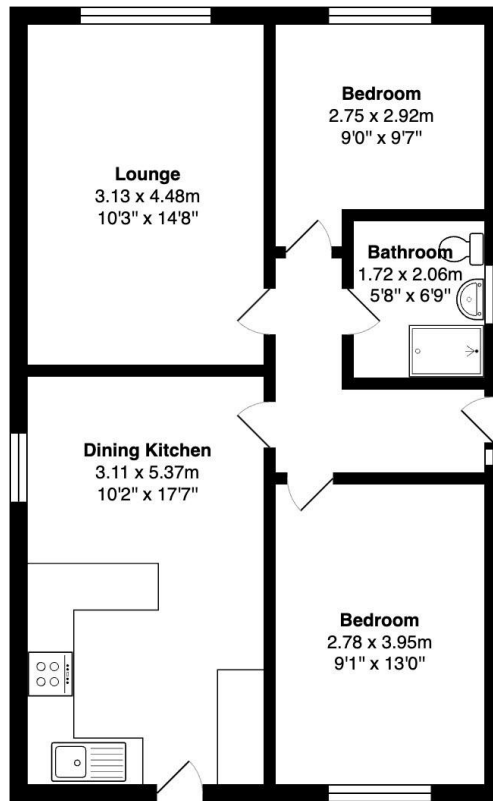
## **MORTGAGES**

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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**

Total Area: 60.3 m<sup>2</sup> ... 649 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark