



20 Wyke Bottoms, Oakenshaw, Bradford, BD12 7HT

***NO CHAIN* ENVIABLY LOCATED! ** DETACHED BUNGALOW** that simply must be viewed to fully appreciate. Overlooking the rear of Victoria park which offers facilities for all ages including bowls pitch, skate park and play area. Benefiting from many improvements over recent years we feel this **GENEROUSLY SIZED, WELL PRESENTED, TWO BEDROOM TWO RECEPTION ROOM** home, will appeal to a variety of buyers and we urge early arrangement of a detailed viewing to avoid disappointment! Further benefits include GCH, uPVC DG, **FOUR PIECE BATHROOM, DRIVEWAY, DETACHED GARAGE** and **PLEASANT GARDENS.**

£210,000

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ENTRANCE PORCH AREA

Leading to hallway

HALLWAY

Access to the loft

LOUNGE 10'6" x 18'11" (3.2m x 5.77m)

Good size reception room with feature stone fireplace housing gas fire. Ceiling spotlights and French door to sun room

SUN ROOM 9'4" x 8' (2.84m x 2.44m)

With three windows over looking the rear garden

KITCHEN 9'10" x 7'10" (3m x 2.4m)

Fitted kitchen with an array of wall and base units. Worktops, sink and drainer. Oven, hob and extractor, integrated fridge freezer, washer and dish washer

BEDROOM ONE 11'11" x 8' (3.63m x 2.44m)

Door to the rear

BEDROOM TWO 8'11" x 10'6" (2.72m x 3.2m)

BATHROOM

Four piece bathroom suite. Panelled bath with mixer shower tap, shower cubicle, sink and W.C

OUTSIDE

Driveway allowing parking for several cars leading to a detached garage. Large paved patio to the front. Enclosed paved gardens to the rear

LEASEHOLD DISCLAIMER

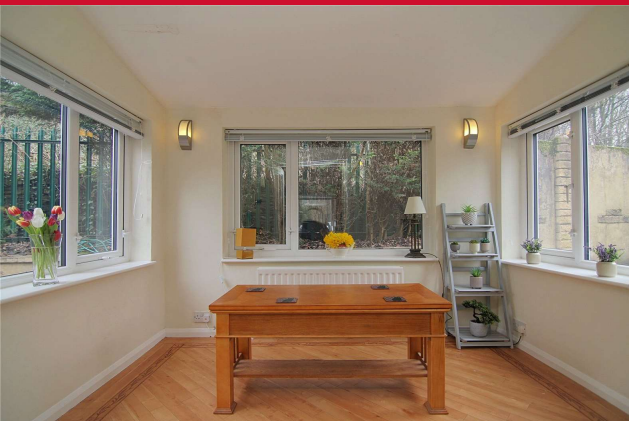
N.B. Our client has advised us that this property is leasehold, which is commonly known as a PEPPERCORN RENT as no charges have been made. This information should be verified by your solicitor prior to proceeding with any purchase. Please contact the office for any further details.

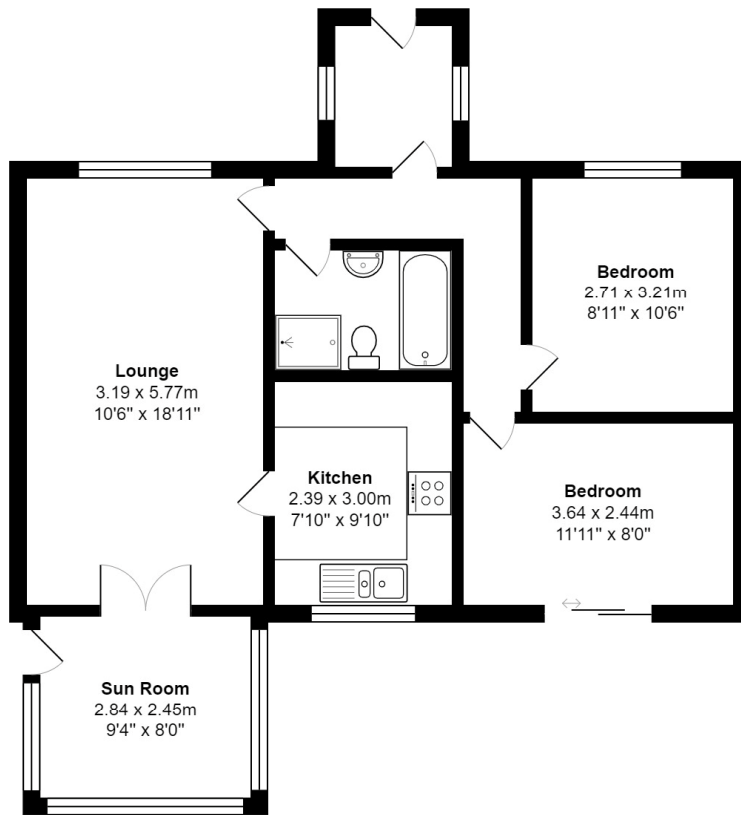
FURTHER INFORMATION

Council Tax -Band C

Tenure - Leasehold

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: 65.7 m² ... 707 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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