



## 9 Binks Fold, Wyke, Bradford, BD12 9EX

**\*\* OFFERED WITH NO CHAIN \*\* VILLAGE LOCATION \*\*** Ideal purchase for first time buyer/professional person or those looking to downsize is this **CHARMING GRADE II** listed semi detached cottage situated within the Wyke village location. Briefly comprising: entrance porch, open plan living area with inglenook fireplace being the focal part of the room. **TWO BEDROOMS** and bathroom. Benefitting further from SUDG, GCH, south west facing gardens and parking space which currently has a Shed on it. **BOOK YOUR VIEWING TODAY**

**£95,000**

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

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

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### **OPEN PLAN LOUNGE / KITCHEN 16'6" x 11'8" (5.03m x 3.56m)**

Ingle Nook style fireplace housing stove style gas fire and laminate flooring

**KITCHEN AREA** Fitted kitchen with a selection of wall and base units. worktops, stainless steel sink unit and splashback tiled walls. Integrated washer/dryer and fridge. Built in Stainless steel oven, hob and extractor. Useful under stair store and floor hatch leading to cellar

**LANDING** Fitted store units and loft access

### **BEDROOM ONE 10'4" x 8'5" (3.15m x 2.57m)**

### **BEDROOM TWO 6' x 4'8" (1.83m x 1.42m)**

N.B single bed frame has been built over the stair head

**BATHROOM** Modern Three piece white suite with shower over bath, vanity style sink and w/c

**OUTSIDE** Very pleasant enclosed South West facing garden and parking space

**FURTHER INFORMATION** Council Tax - Band A

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.

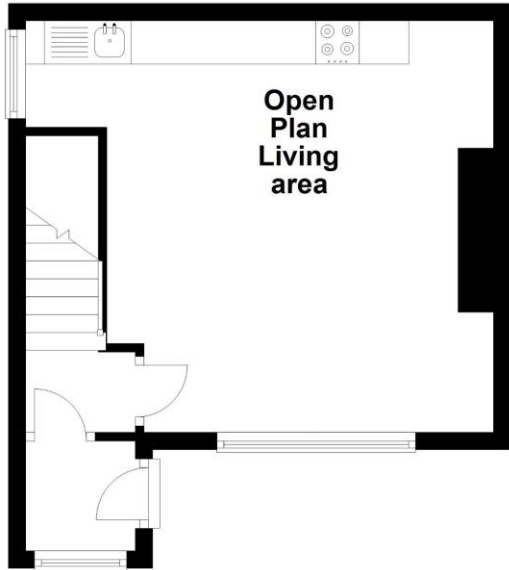
Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.

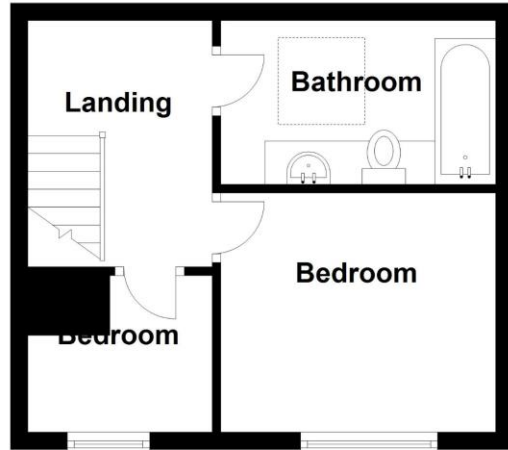




### Ground Floor



### First Floor



Total area: approx. 52.9 sq. metres (569.2 sq. feet)

Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	

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