



10 Wykelea Close, Wyke, Bradford, BD12 9QP

A RARE OPPORTUNITY has arisen to purchase this one bedroom ground floor apartment situated in this popular residential location. Handy for the local amenities of Wyke and offering easy access to the M62 Motorway network and surrounding towns. The property is in need of FULL REFURBISHMENT and would ideally suit those looking to downsize at an AFFORDABLE PRICE and is offered with NO CHAIN! Comprising entrance hall lounge, kitchen, bathroom room and one double bedroom. Also benefits from double glazing, GCH, communal gardens and resident parking.

The complex is predominantly over 55's, however on private purchase our client informs us the age restriction does not apply.

£64,950

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ENTRANCE VESTIBULE

With useful store

INNER HALL

Two storage cupboards

LOUNGE 13'7" (4.14) x 9'9" (2.97) plus recess

Door leading to the rear. Feature fire surround and pleasant outlook

KITCHEN 11'8" x 7'8" (3.56m x 2.34m)

Fitted kitchen with a selection of wall and base units. Worktops with sink and drainer. Free standing cooker and pantry

BEDROOM 10' x 12'4" (3.05m x 3.76m)

Walk in store

UTILITY ROOM 7' x 5'9" (2.13m x 1.75m)

BATHROOM

Three piece suite. Shower over bath and screen

OUTSIDE

Communal parking area and gardens

FURTHER INFORMATION

Council Tax - Band A

Tenure - Leasehold

LEASEHOLD DISCLAIMER

N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

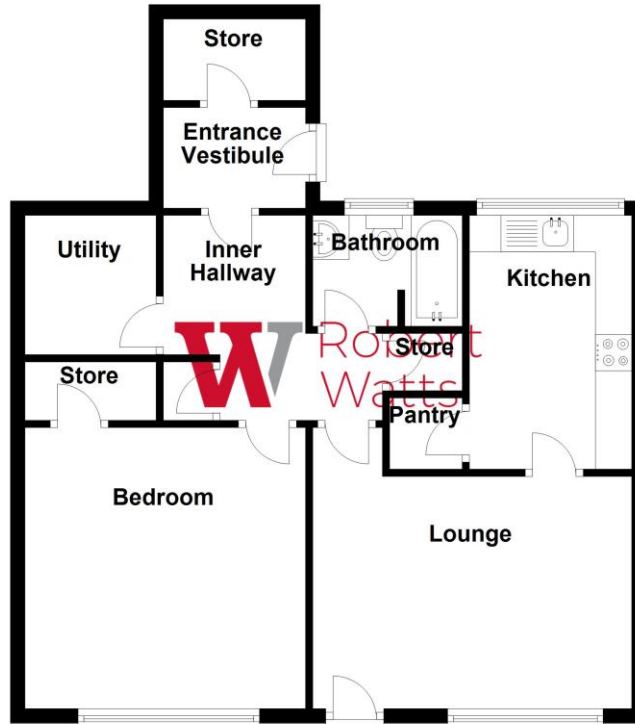
Lease ends 2116

Charges are variable - last charge was £170.00 for 6 months

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



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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