



4 Wainman Street, Wyke, Bradford, BD12 8HR

**** VILLAGE LOCATION ** GREAT FIRST TIME BUY/BUY TO LET **** Situated within the village of Wyke and within walking distance of the village amenities is this stone built through terraced property. Briefly comprising: entrance hall, good size lounge, kitchen and keeping cellar. TWO BEDROOMS plus walk in store area and bathroom. Benefitting further from GCH, DG and courtyard to the rear. VIEWING IS ADVISED

£99,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 16'3" x 12'2" (4.95m x 3.7m)

Windows to the front and side elevation, feature fireplace.

KITCHEN 11' (3.35) max x 7'2" (2.18) max

Fitted kitchen incorporating a range of wall and base units, worktops with splashback, sink and drainer, oven, hob and extractor, plumbing for washer. Access to cellar

FIRST FLOOR LANDING

Good size landing with window with walk in store area with window (8'5" x 3'5")

BEDROOM ONE 10'4" x 12' approx (3.15m x 3.66m approx)

BEDROOM TWO 10'1" (3.07) including stairhead x 5'6" (1.68)

BATHROOM

Three piece suite with shower over bath, sink and w/c. Cupboard housing boiler

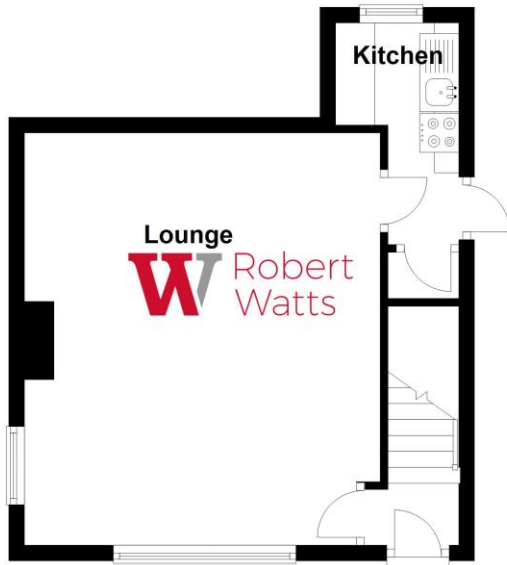
OUTSIDE

Shared courtyard to the rear

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



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+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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