



460 Huddersfield Road, Wyke, Bradford, BD12 8AY

**** PERFECT FIRST TIME PURCHASE/YOUNG FAMILY HOME ** VILLAGE LOCATION ****

Lovely stone built INNER THROUGH TERRACED property, well presented throughout and providing THREE BEDROOM accommodation. Benefitting further from a good size lounge, modern kitchen and bathroom. Externally, are pleasant gardens to the front and rear. Situated within Wyke village, BD12 which is ideal for many village amenities, Appleton School and well placed for commute to Brighouse, Bradford, Halifax PLUS the Low Moor train station a short distance away. We strongly urge early arrangement of viewing.

£149,995

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ENTRANCE

Direct into lounge

LOUNGE 14'3" x 17'4" (4.34m x 5.28m)

Stone mantel and open stairs to first floor. Access to the basement

BASEMENT AREA

With power and light

DINING KITCHEN 17'4" x 7'3" (5.28m x 2.2m)

Modern, dining kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor and plumbing for washer. Spot lights and laminate flooring

BEDROOM ONE 10'6" x 12' (3.2m x 3.66m)

BEDROOM TWO 9'1" x 7'3" (2.77m x 2.2m)

BEDROOM THREE 6'9" x 11'5" max (2.06m x 3.48m max)

Access to the loft via pull down ladder

LOFT

Good size area, majority boarded

BATHROOM

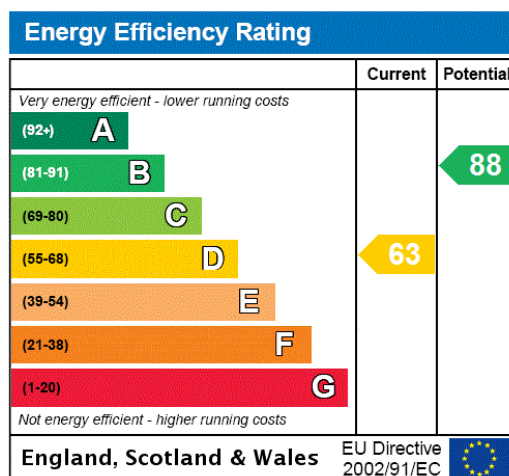
Modern three piece suite with shower over bath and screen. Sink and W.C. Majority tiled walls

OUTSIDE

Garden to the front and yard 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.





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