



## 5 Farrar Buildings, Wyke, Bradford, West Yorkshire, BD12 9PE

**\*\* OFFERED WITH NO CHAIN \*\* VILLAGE LOCATION \*\* WILL APPEAL TO ALL VARIETY OF BUYERS \*\***

Viewing is strongly advised for this through by light period style semi detached which is situated within the heart of Wyke Village. Walking distance to all village amenities, cafes, bars, parks and schools. The accommodation is set over 3 floors and provides TWO GOOD SIZE BEDROOMS, bathroom, lounge and dining kitchen. Externally are gardens and GARAGE! An affordable home and one not to be missed.

Offers Over £70,000

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## ENTRANCE PORCH

Leads into the lounge

## LOWER GROUND FLOOR

### DINING KITCHEN 15'7" x 14'5"max (4.75m x 4.4mmax)

Good space with internal and external access. Selection of wall and base units, worktops with sink and drainer, plumbing for washer, extractor fan and space for cooker and fridge freezer

## GROUND FLOOR

### LOUNGE 16'1" max x 12'11" max (4.9m max x 3.94m max)

Pleasant reception room with external door.

## FIRST FLOOR

### BEDROOM ONE 11'7" max x 9'11" (3.53m max x 3.02m)

### BEDROOM TWO 11'7" x 5'8" (3.53m x 1.73m)

## BATHROOM

Three piece white suite

## OUTSIDE

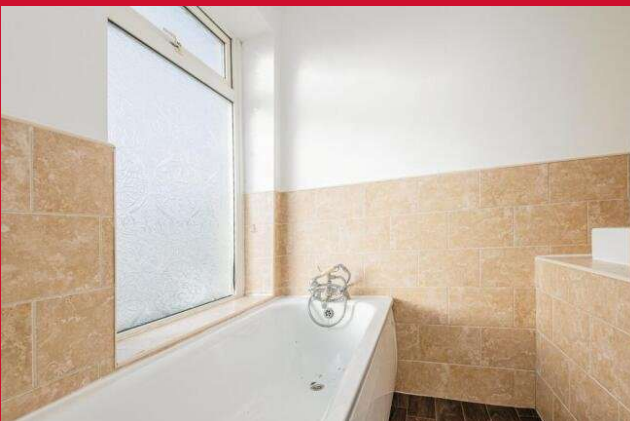
Garden yard with patio seating area and GARAGE

## PLEASE NOTE


Please speak to your mortgage advisor regards lending criteria as the property is close to commercial premises and not all High Street lenders will lend.

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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