



16 Town Gate, Wyke, Bradford, BD12 9NX

**** OFFERED WITH NO CHAIN ** RENOVATED THROUGHOUT **** Ideal property for first time buyers and buy to let investors. Situated within this village location of Wyke which is ideal for all the amenities, schools and transport links to neighbouring towns and cities. Briefly comprising: lounge, kitchen, TWO BEDROOMS and bathroom. GCH and DG. Externally there is a pleasant garden to the front. VIEWING ADVISED!

£120,000

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

16 Town Gate, Wyke, Bradford, BD12 9NX

ENTRANCE HALL

LOUNGE

Tastefully decorated with a range of wall and base units. Worktops with splashback and laminate flooring

KITCHEN

Recently installed with wall and base units, worktops with splashback, sink and drainer. Oven hob and extractor, plumbing for washer

CELLAR

Useful store area

FIRST FLOOR

Landing area

BEDROOM ONE

BEDROOM TWO

BATHROOM

Modern three piece bathroom with panelled walls and ceiling

OUTSIDE

Garden area to front and small yard to rear

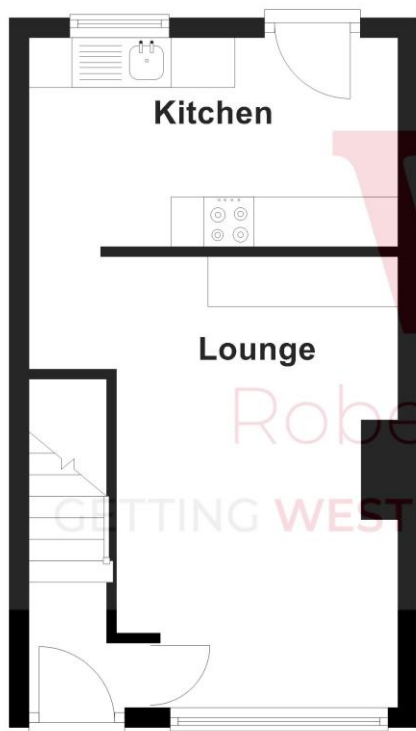
BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		