



1 Fountain Terrace, Wyke, Bradford, BD12 9NN

**** OFFERED WITH NO CHAIN ** EXCELLENT VILLAGE LOCATION ** OFF ROAD PARKING & GARAGE ****

Sit in the backwaters yet close to many village amenities including walks through the park and great access links to all the neighbouring towns is this PERIOD STYLE END TERRACED HOUSE which is an ideal purchase for those looking to step on the housing ladder. Briefly comprising: entrance hall, lounge, sitting room, kitchen and useful basement. THREE GOOD SIZE BEDROOMS and house bathroom. In need of some cosmetic updating the property benefits from GCH and DG. Externally, the low maintenance paved garden offers a southerly aspect with additional garden space offering drive, garage and shed. VIEWING IS STRONGLY ADVISED

£169,995

1 Fountain Terrace, Wyke, Bradford, BD12 9NN

ENTRANCE HALL

LOUNGE 14'1" x 14'11" (4.3m x 4.55m)

Good size reception room wall mounted electric fire

DINING ROOM 12'1" x 10'2" (3.68m x 3.1m)

KITCHEN 14'4" x 6'1" (4.37m x 1.85m)

Selection of wall and base units, worktops with sink and drainer. Plumbing for washer and slimline dishwasher. Freestanding cooker with extractor

BASEMENT Ideal storage area with power and light

FIRST FLOOR Landing area

BEDROOM ONE 15'2" x 10'1" (4.62m x 3.07m)

Fitted wardrobes and pleasant outlook

BEDROOM TWO 10'1" x 12' (3.07m x 3.66m)

Store cupboard

BEDROOM THREE 12'2" max x 8'3" (3.7m max x 2.51m)

Walk in over stair store

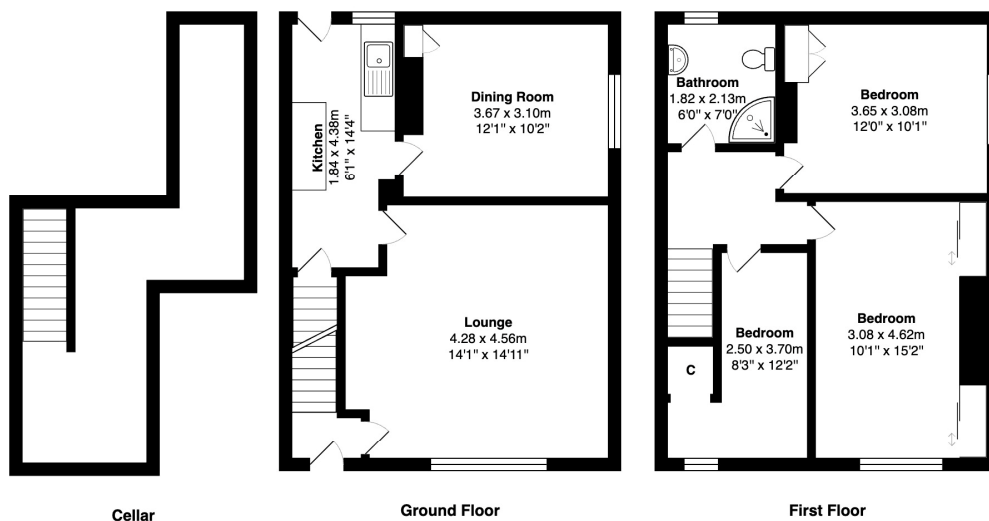
SHOWER ROOM Corner shower cubicle, vanity style sink and W.C

OUTSIDE Good size paved gardens to the front. Detached garage with power and light, additional parking and small garden with shed. Having a southerly aspect the patio offers a great space for family entertaining

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.





Total Area: 105.6 m² ... 1136 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		