



340 Huddersfield Road, Wyke, Bradford, BD12 8BX

**** OFFERED WITH NO CHAIN ** SUPERB STONE BUILT END TERRACED HOUSE ** LARGE GARDENS TO REAR AND PARKING ** VILLAGE LOCATION **** Viewing is strongly advised for this substantial family sized end terraced house briefly comprising: entrance hallway, lounge, impressive dining kitchen, utility area and cellar. **THREE FIRST FLOOR BEDROOMS**, bathroom and large loft space which could be utilized.

Externally are pleasant gardens to the front, garden yard to rear with parking bay and the garden **EXTENDS** with large lawns, astroturf seating area and children's playhouse. Situated within this sought after village of Wyke which has an array of amenities close by, Appleton academy and motorway links.

£150,000

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ENTRANCE HALLWAY

Traditional features and stairs leading to the first floor

LOUNGE 12'11" x 12'9" approx (3.94m x 3.89m approx)

Traditional coving

DINING KITCHEN 20'5" x 12'3" (6.22m x 3.73m)

Large space with many original features including stone flooring. Selection of wall and base units, worktops, sink and drainer. Range inset into chimney breast and plumbing for dishwasher. Patio doors leading to the rear. A large space and ideal for entertaining.

UTILITY AREA

With plumbing for washer and space for dryer. Access to the basement

BASEMENT

Internal and external access (currently closed up.)

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 13'4" x 11'4" (4.06m x 3.45m)

BEDROOM TWO 11'4" x 7' (3.45m x 2.13m)

BEDROOM THREE 14'10" max x 5'8" (4.52m max x 1.73m)

FAMILY BATHROOM

Three piece white suite with shower over bath and screen, sink and w/c

OUTSIDE

Pleasant gardens to the front with gardens yard and off road to the rear. The rear gardens then extend with astroturf seating area and large lawns.

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: 110.4 m² ... 1188 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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