



1 Milner Ing, Wyke, Bradford, BD12 8DR

**** SUPERB PLOT POSITION ** LARGE GARDENS TO FRONT & SIDE ** VIEWING IS STRONGLY ADVISED ****

Step inside this stunning SEMI DETACHED property situated on a corner plot position offering a tremendous amount of scope (subject to permissions). Briefly comprising: Entrance hallway, lounge, large dining kitchen, THREE GOOD SIZE BEDROOMS and modern family bathroom. Situated within this increasingly popular residential area of Wyke, BD12, ideal for many amenities, Appleton Academy and commute to Brighouse, Halifax and Bradford. This style of property are fantastic family homes.

£165,000

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ENTRANCE HALLWAY

Inviting entrance hallway with open stairs to first floor

LOUNGE 12'7" x 13'3" (3.84m x 4.04m)

Good size reception room with bay window and wall mounted electric fire

DINING KITCHEN 18'11" x 13'9" (5.77m x 4.2m)

Ideal space for the family with a selection of wall and base units, plenty of worktops, sink and drainer. Freestanding range style cooker and extractor hood. Space for undercounter appliances and plumbing for washer

FIRST FLOOR

Landing area with loft access and store cupboard

BEDROOM ONE 12'11" x 11'5" (3.94m x 3.48m)

Walk in closet

BEDROOM TWO 12'11" x 9'10" (3.94m x 3m)

Walk in closet

BEDROOM THREE 8'4" x 8'3" (2.54m x 2.51m)

Great size third bedroom with the bed being built over the stairhead

BATHROOM

Family bathroom with vanity style sink and W.C. Panelled bath with shower over

OUTSIDE

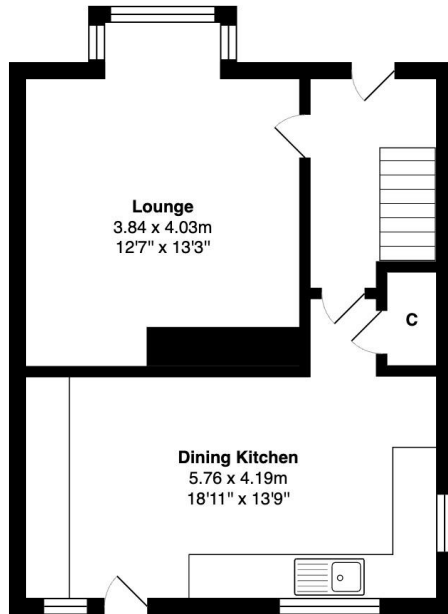
Sat on a large corner plot position with a vast amount of lawned garden to the side, gardens to the front and low maintenance rear gardens

BUYER DISCLAIMER

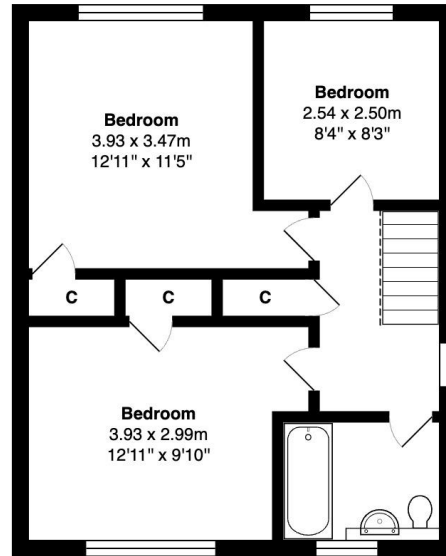
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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

Total Area: 85.1 m² ... 916 ft²

All measurements are approximate and for display purposes only

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