



## 346 Huddersfield Road, Wyke, Bradford, BD12 8BX

\*\* LARGE BAY WINDOW INNER THROUGH TERRACED \*\* VIEWING STRONGLY ADVISED \*\* Ideal for family buyers is this traditional terraced property which briefly comprises: entrance hallway, lounge, dining room, kitchen and keeping cellar. THREE BEDROOMS and family bathroom. Externally, are gardens to the front and rear. Situated within the Wyke/Low Moor area which has good access to many of the village amenities, schools, public transport links and commute via the Low Moor train station. Benefitting further from GCH and DG, the property has been 'freshened up' to allow new buyers to make their own mark.

£154,950

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## **ENTRANCE HALLWAY**

Stairs leading to first floor and decorative panelled walls

## **LOUNGE 12'4" x 15'7" (3.76m x 4.75m)**

Decorative coving and bay window

## **DINING ROOM 13'1" x 12'4" (4m x 3.76m)**

Feature fireplace housing electric fire, coving and ceiling rose

## **KITCHEN 5'6" x 9'1" (1.68m x 2.77m)**

Wall and base units, sink and drainer. Splashback tiled walls and plumbing for washer. Freestanding cooker

## **CELLAR**

Useful keeping cellar with power and light

## **BEDROOM ONE 13'1" x 11'4" (4m x 3.45m)**

Feature cast iron fireplace

## **BEDROOM TWO 12'4" x 12'7" (3.76m x 3.84m)**

Feature cast iron fireplace

## **BEDROOM THREE 8'8" x 6'5" (2.64m x 1.96m)**

## **BATHROOM**

Three piece suite with shower over bath. Partly tiled

## **OUTSIDE**

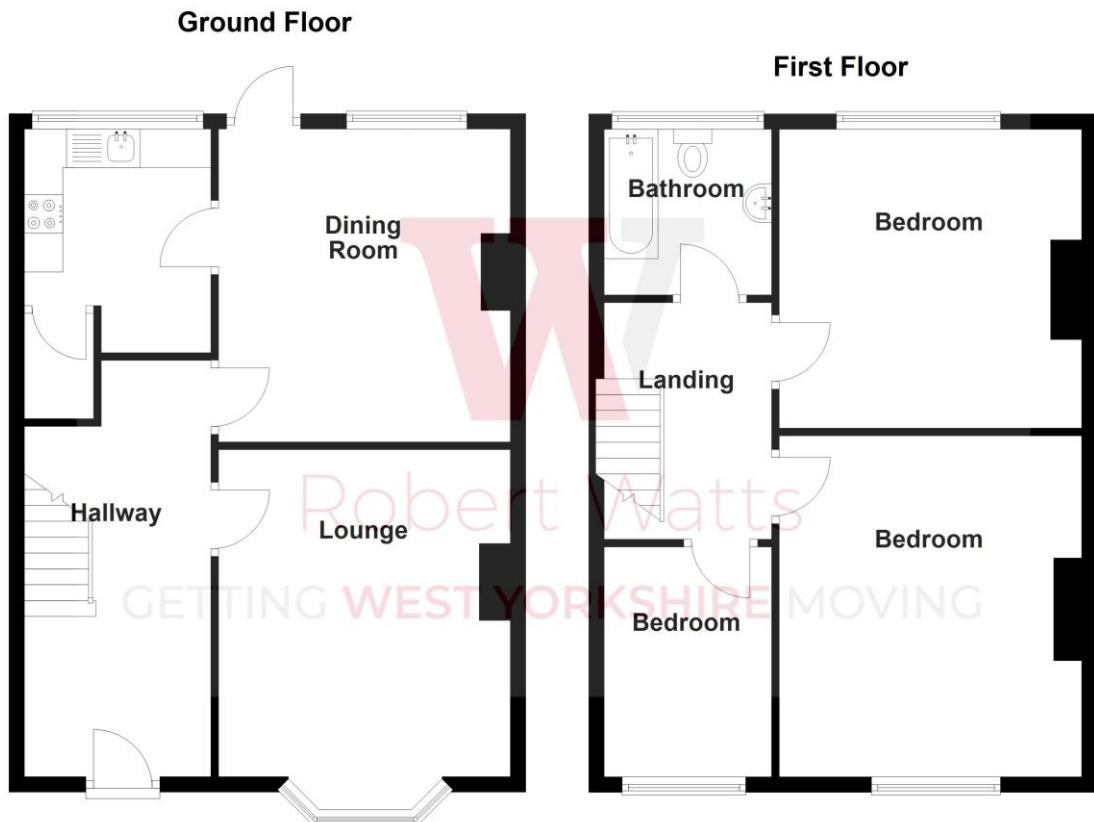
Garden area to the rear permanent built outbuilding. Garden to the front

## **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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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