



## 162 Town Gate, Wyke, Bradford, BD12 9JP

\*\* OFFERED WITH NO CHAIN \*\* FANTASTIC FIRST TIME PURCHASE/YOUNG FAMILY HOME \*\* VILLAGE LOCATION \*\*

Viewing is strongly advised for this lovely MODERN INNER TOWN HOUSE situated within this increasingly popular village of Wyke which is ideal for many village amenities, Appleton Academy and commute via motorway links. With a pleasant outlook over the green this TWO BEDROOM property is spacious throughout with off road parking to the front, enclosed gardens to the rear, GCH and DG. First to see will buy!

**£150,000**

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## **LOUNGE 11'5" x 13'1" (3.48m x 4m)**

Feature fireplace housing electric fire and bay window

## **INNER HALLWAY**

Large under stair store

## **KITCHEN 10'7" x 11'7" (3.23m x 3.53m)**

Selection of wall and base units. Space for under counter appliances. Splash back tiled walls, sink and drainer. Plumbing for washer, new free standing oven is included in the sale.

## **LANDING**

Loft access with pull down ladder. Large cupboard over stairs

## **BEDROOM ONE 11'8" x 13'3" (3.56m x 4.04m)**

Pleasant outlook

## **BEDROOM TWO 7'7" x 6'1" (2.3m x 1.85m)**

## **BATHROOM**

Three piece white suite with mixer shower taps. Fully tiled.

## **OUTSIDE**

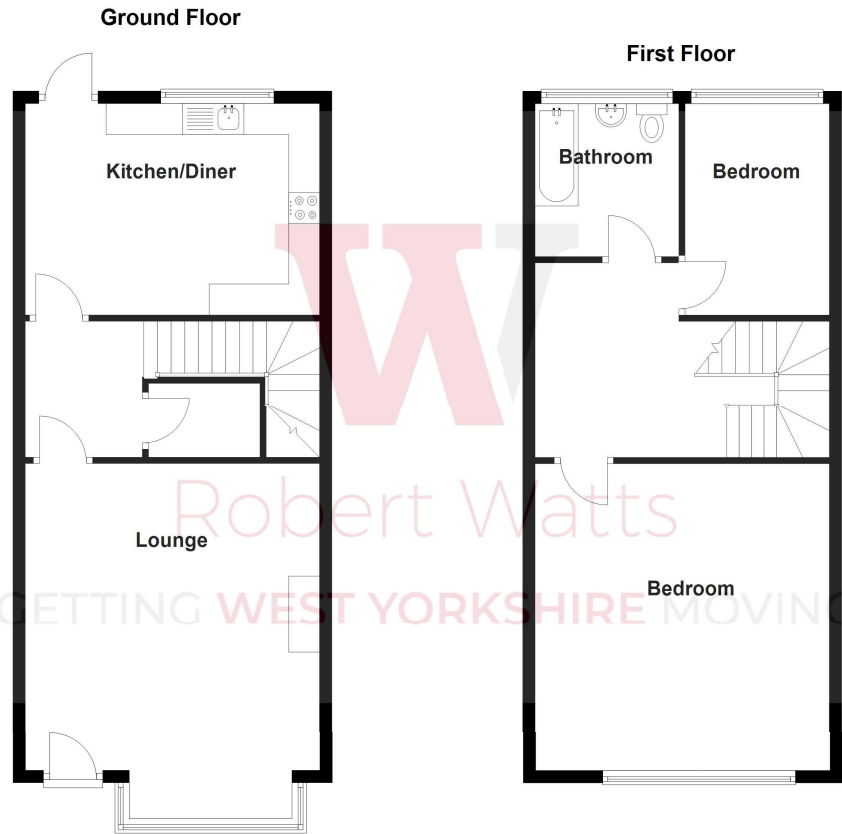
Pleasant garden to the rear with decking and paved areas. Parking to the front

## **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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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