



34 Summer Hall Ing, Wyke, Bradford, BD12 8DS

Step inside this **** THREE BEDROOM SEMI DETACHED **** property with low maintenance gardens and **OFF STREET PARKING**. Situated within this increasingly popular residential area of Wyke, BD12. We feel this will appeal to a variety of buyers. Briefly comprising; entrance hallway, lounge, dining kitchen, three bedrooms and family bathroom. Close to amenities, schools and commute to Brighouse, Halifax and Bradford.

BOOK YOUR VIEWING TODAY!

£150,000

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ENTRANCE HALLWAY

Stairs leading to first floor

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

Good size with fireplace

DINING KITCHEN 12'8" x 13'9" (3.86m x 4.2m)

Selection of wall and base units, worktops sink and drainer. oven, hob and extractor. plumbing for washer and space for under counter appliances. Boiler and utility off. Two windows allowing plenty of natural light

UTILITY ROOM 5'11" x 10'2" (1.8m x 3.1m)

Ideal for storage

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

BEDROOM TWO 12'11" x 9'9" (3.94m x 2.97m)

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

BATHROOM

Coloured three piece suite. Separate W.C

OUTSIDE

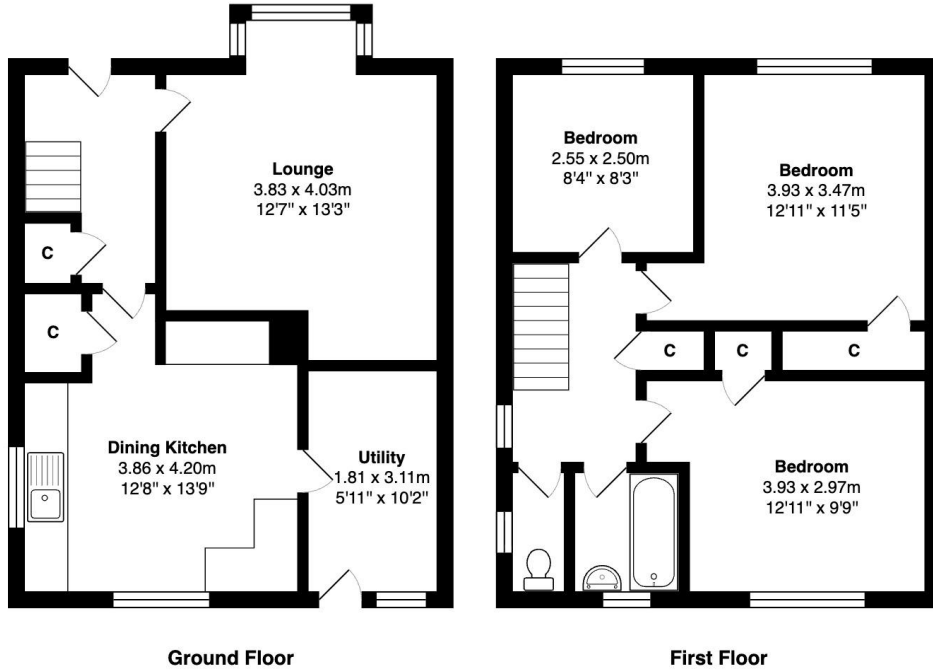
Enclosed rear garden with bedding boxes, mature shrubs and ornamental pond. Parking to the front of the property with low maintenance lawn garden

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: 86.3 m² ... 929 ft²

All measurements are approximate and for display purposes only

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

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