



49 High Fernley Road, Wyke, Bradford, BD12 8AH

**** OFFERED WITH NO CHAIN ** FANTASTIC FIRST TIME PURCHASE/BUY TO LET INVESTMENT OPPORTUNITY ****

Viewing is strongly advised for this spacious INNER TERRACED property situated within this popular residential village of Wyke. Within walking distance of Appleton Academy and many village amenities plus being well placed for commute to neighbouring towns and motorway networks. In need of updating the property briefly comprises: entrance vestibule, lounge, kitchen, two bedrooms and bathroom to the first floor and overall attic room. Benefitting further from GCH and DG, there are gardens to front and rear.

£149,995

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

49 High Fernley Road, Wyke, Bradford, BD12 8AH

ENTRANCE VESTIBULE

LOUNGE 15'7" x 14'6" max (4.75m x 4.42m max)

Feature fireplace housing gas fire

DINING KITCHEN 12'1" x 10'3" (3.68m x 3.12m)

Selection of wall and base units, worktops with sink and drainer. Space for under counter appliances and freestanding cooker. Useful under stair store cupboard with window

FIRST FLOOR

BEDROOM ONE 10' x 14'9" (3.05m x 4.5m)

Cupboard to alcove

BEDROOM TWO 10' x 10' (3.05m x 3.05m)

BATHROOM

Three piece coloured suite

ATTIC ROOM 16' (4.88) x 15' (4.57) both approx.

Large overall loft room with Velux window

OUTSIDE

Garden to front and low maintenance garden to the rear

BUYER DISCLAIMER

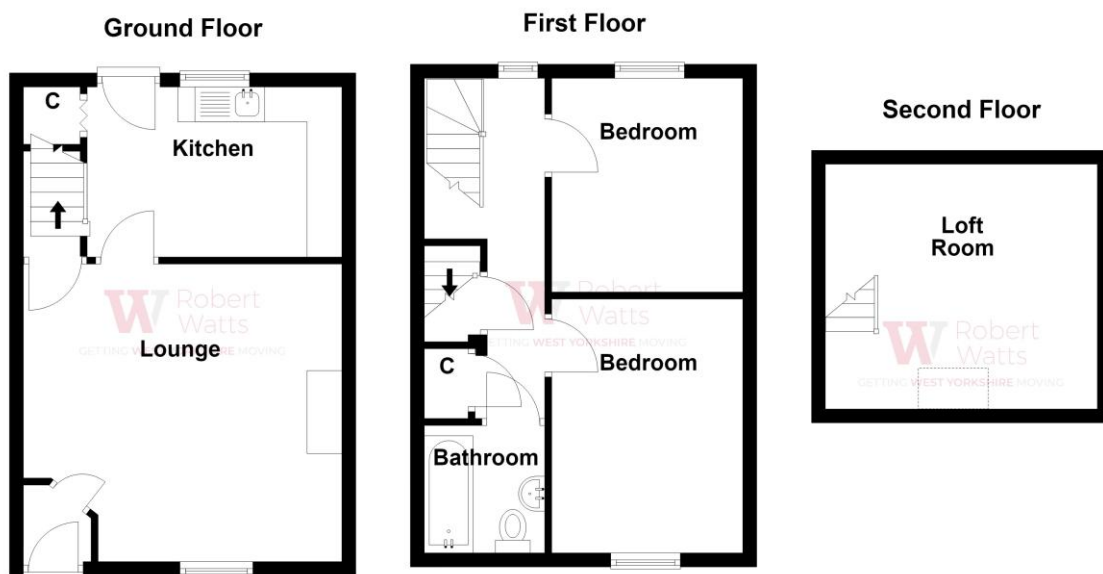
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited.

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.





49 High Fernley Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01274 601119
 wibsey@robertwatts.co.uk
 robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark