



26 Town Gate, Wyke, Bradford, BD12 9NX

**** OFFERED WITH NO CHAIN ** FANTASTIC FIRSTTIME PURCHASE OR THIOSE LOOKING TO DOWNSIZE
** CENTRAL VILLAGE LOCATION ****

Lovely end front terraced house situated within the Wyke Village, a walk away from many amenities, walks through the park, yet within minutes of the Commuter network to Halifax, Bradford & Huddersfield. Briefly comprising: entrance hall, lounge, galley kitchen and keeping cellar. One large double bedroom and house bathroom. Benefitting further from GCH and DG there is a pleasant paved garden. Viewing is strongly advised.

£80,000

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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.

ENTRANCE HALL

Stair leading to first floor

LOUNGE 12' x 13'8" (3.66m x 4.17m)

Feature fireplace

GALLEY KITCHEN 16'6" x 4' (5.03m x 1.22m)

Selection of wall and base units, worktops, oven hob and extractor, leading through to the cellar head where the sink and drainer plus plumbing for washer is allocated. Access to cellar

CELLAR

Keeping Cellar

FIRST FLOOR

BEDROOM 17' x 9' (5.18m x 2.74m)

Good size double room

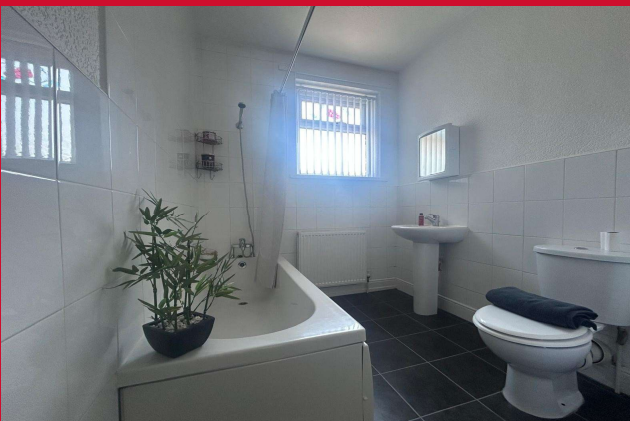
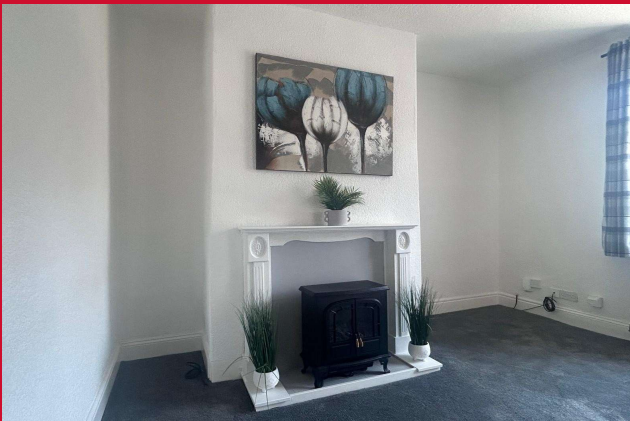
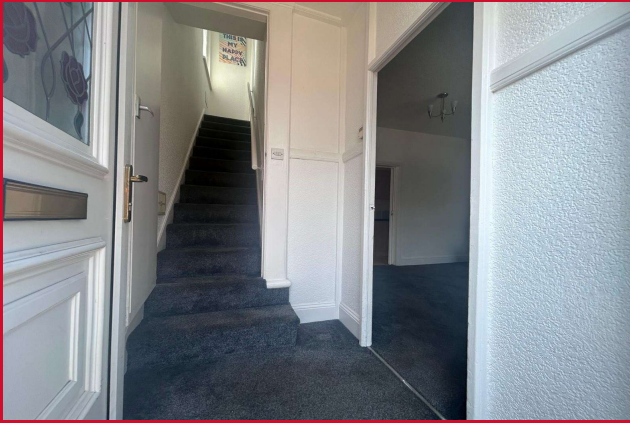
BATHROOM

Three piece suite, mixer shower tap, sink and w/c. Large store cupboard housing boiler.

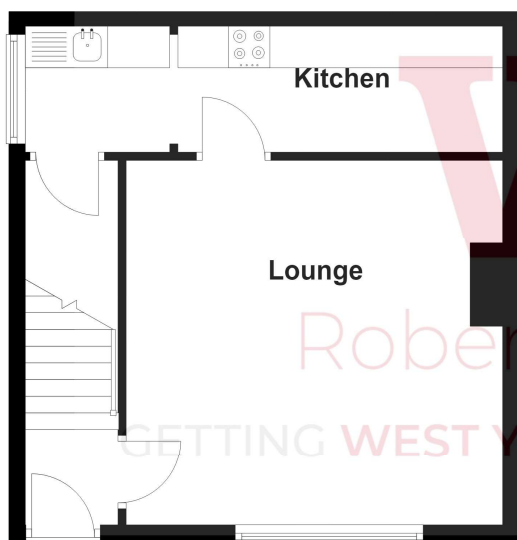
OUTSIDE

Pleasant paved gardens to the front

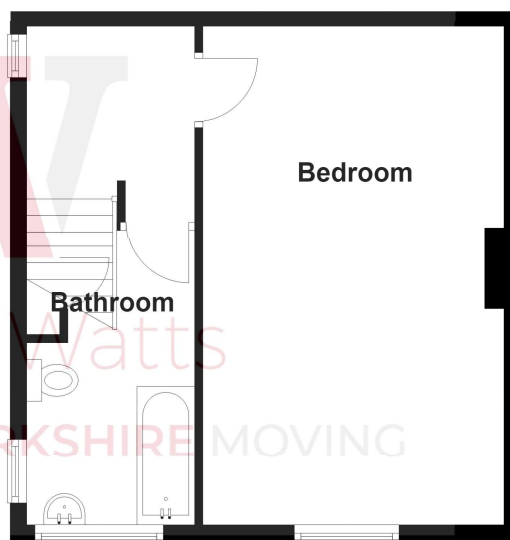
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		