



404 Huddersfield Road, Wyke, Bradford, West Yorkshire, BD12 8BT

Discover the charm of this stone built TWO bedroom through by light Grade II listed cottage, perfect for first time buyers, couples, small families, or investors. Ideally situated near schools and local amenities, this property offers convenient access to both Wyke and Low Moor.

This easily managed home features a cozy lounge and kitchen area, cellar, two bedrooms and a three piece bathroom. Outside, enjoy the low maintenance front garden. Benefits from gas central heating and uPVC double glazing. Don't miss the opportunity to make this delightful cottage your new home.

Asking Price £110,000

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LIVING ROOM AND KITCHEN 16'9" (5.1) x 13'1" (4) max overall

Open plan living kitchen.

Carpet floor finish to the living room.

Kitchen with wall and base units, contrasting work surfaces with inset stainless steel sink with mixer tap, integrated oven and hob with extractor over. Plumbed for automatic washing machine and access to the basement cellar.

FIRST FLOOR LANDING

MASTER BEDROOM 10'6" x 10'6" max (3.2m x 3.2m max)

Double bedroom.

BEDROOM TWO 10'6" x 5'11" max (3.2m x 1.8m max)

BATHROOM

Three piece suite comprising WC, vanity basin unit and bath with shower mixer tap and glazed shower screen.

EXTERIOR

There is a low maintenance enclosed garden to the front.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

Grade II Listed

PLEASE NOTE

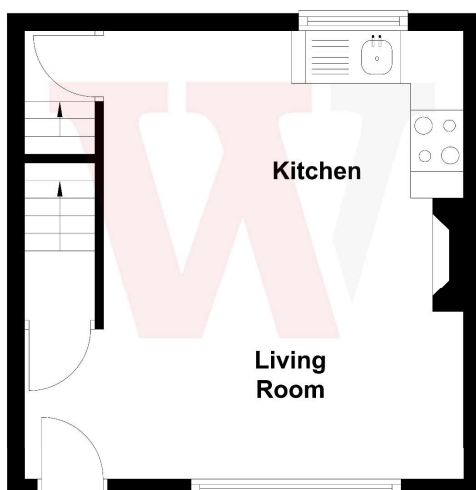
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		