



4 Saddler Street

Wyke, Bradford, BD12 8BD

Offers In Excess Of £90,000





Situated on Saddler Street in the popular area of Wyke, this attractive stone-built through-by-light cottage offers well-presented accommodation arranged over two floors. The property features a practical layout with two bedrooms, making it an ideal home for individuals, couples or a suitable opportunity for buy-to-let investors. Offered for sale with no upper chain, this mid-terraced home benefits from gas central heating, uPVC double glazing and newly installed carpets to the lounge, stairs, landing and both bedrooms, creating a fresh and welcoming feel throughout.

Location

Saddler Street is a short cul-de-sac accessed from the B6379 / Huddersfield Road. Wyke village boasts many local amenities including bus routes, supermarkets, independent stores and public houses. This is a perfect location for those needing to commute via the M62 or the A58. Shirley Manor Primary Academy and Appleton Academy are both close by, as is Low Moor railway station.

Accommodation

A uPVC door opens directly into the lounge, which features fitted storage cupboards to one alcove, a blocked-off fireplace with timber surround, painted ceiling beams and a window to the front elevation.

Set to the rear, the galley-style kitchen is fitted with a range of base, wall and drawer units with contrasting work surfaces incorporating a stainless-steel sink with drainer and mixer tap, four-ring electric hob with extractor hood over and integrated electric oven. There are tiled splashbacks, plumbing for a washing machine and space for a fridge freezer. Wood-effect linoleum flooring completes the room.

From the lounge, an enclosed staircase leads to the first-floor landing, which benefits from useful fitted storage cupboards over the stairs.

The principal bedroom is positioned to the front of the property and benefits from a useful fitted storage cupboard housing the boiler, together with a loft access hatch.

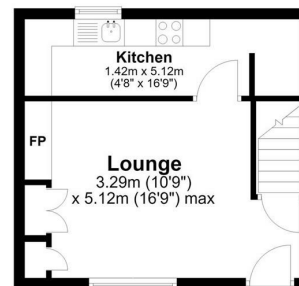
The adjacent house bathroom is fitted with a white three-piece suite comprising wash hand basin, low-level WC and bath with shower attachment over. The room features part-tiled walls, wood-effect linoleum flooring, radiator and an opaque glazed window to the front elevation.

Completing the accommodation is a second, single bedroom with window to the rear elevation.

Externally, the property benefits from a front yard, enclosed by low wall and fence boundaries with gated access.



Ground Floor



First Floor



Total area: approx. 50.7 sq. metres (546.2 sq. feet)

Council tax band: A
EPC rating: D
Ground rent: N/A
Service charge: N/A

ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.