Sugdens
Sales & Lettings



Rose Bank, Wyke,

£85,000

* TERRACE * TWO BEDROOMS * CLOSE TO AMENITIES *
* LOW MOOR TRAIN STATION NEARBY * PATIO GARDEN *
This two bedroom terrace property would make an ideal purchase for a number of buyers.
Benefits from gas central heating, double glazing and a patio garden.
The property is ideally located on the outskirts of Wyke village which boasts amenities, shops and Low Moor train station close by.
Briefly comprising open plan lounge/kitchen, cellar, two first floor bedrooms and house bathroom.
To the outside there is a patio garden.







Open Plan Lounge/Kitchen
21'4" x 14'7" (6.50m x 4.45m)
Lounge Area has a living flame gas fire, radiator and double glazed window.
Kitchen Area is fitted with wall and base units incorporating stainless steel sink unit, plumbing for auto washer and cooker point.



Cellar
Useful storage.

First Floor
With radiator and useful storage.



Bedroom One
10'6" x 8'8" (3.20m x 2.64m)
With radiator and double glazed window.

Bedroom Two
10'7" x 7'5" (3.23m x 2.26m)
With radiator and double glazed window.



Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior
To the outside there is a patio garden.

Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, left onto New Works Rd, at the roundabout take the 1st exit onto Carr Ln, continue onto Storr Hill, left onto Rose Bank.

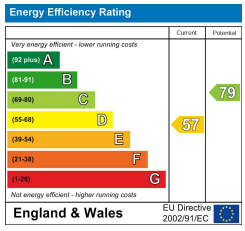


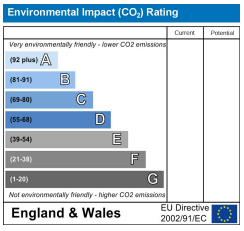
TENURE
FREEHOLD

Council Tax Band
A / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

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