



Griffe Drive, Wyke,

£90,000

* SEMI DETACHED * TWO BEDROOMS * CLOSE TO AMENITIES *

* REAR GARDEN * PARKING *

This two bedroom semi detached property would make an ideal purchase for a number of buyers.

Situated on the outskirts of Wyke Village which boasts amenities, shops and local schools.

Benefits from GCH, DG and a garden to the rear.

The accommodation briefly comprises of a vestibule, lounge, kitchen, two first floor bedrooms and a house bathroom.

There is a garden to the rear.



Entrance Vestibule

Lounge

14'8" x 12'8" (4.47m x 3.86m)

With radiator and double glazed window.

Dining Kitchen

17'8" x 7'7" (5.38m x 2.31m)

Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, plumbing for auto washer, radiator and two double glazed windows.

First Floor

With double glazed window.

Bedroom One

11'2" x 9'11" (3.40m x 3.02m)

With radiator and double glazed window.

Bedroom Two

9'2" x 10'8" (2.79m x 3.25m)

With radiator and double glazed window.

Dressing Room/Bedroom Three

7'9" x 8'4" (2.36m x 2.54m)

With radiator and double glazed window.

Exterior

To the outside there is a garden to the rear, together with off-road parking to the front.

Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, turn left onto Whitcliffe Rd/B6120, at the roundabout take the 2nd exit onto Turnsteads Ave/B6120, continue to follow B6120, turn right onto Branch Rd, turn left onto Whitehall Rd/A58, right onto Griffe Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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