



## Wyke Lane, Wyke, Offers Over £239,000

\*\* SEMI DETACHED DORMER BUNGALOW \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\*  
\*\* WELL PRESENTED THROUGHOUT \*\* SOUGHT AFTER LOCATION \*\* READY TO MOVE INTO \*\*  
\*\* VIEWING HIGHLY RECOMMENDED \*\*

Occupying one of the most sought after locations in Wyke is this well presented three bedroom semi detached dormer bungalow. Updated and modernised by the current owners to provide perfect 'ready to move into' accommodation benefitting from gas air heating, upvc double glazing and alarm system.

Comprises reception hall, lounge, modern white fitted kitchen, dining room, conservatory, three bedrooms and a modern white house bathroom.

To the outside there are lovely level gardens, driveway and a tandem double garage.  
Viewing is highly recommended.



## Entrance Hall

### Lounge

19'2" x 10'2" (5.84m" x 3.10m")

Bay window.



### Kitchen

10'9" x 10'2" (3.28m" x 3.10m")

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer and tiled floor.

### Dining Room

12'1" x 10'10" (3.68m" x 3.30m")

Patio doors leading to conservatory.



### Conservatory

9'9" x 7'7" (2.97m" x 2.31m")

Patio doors leading to rear garden.

### Bathroom

Modern three piece suite comprising pea shaped panel bath with thermostat shower & screen, low flush wc, pedestal wash basin, tiled walls & floor.



### Bedroom three

10'10" x 8'1" (3.30m" x 2.46m")

### First Floor Landing

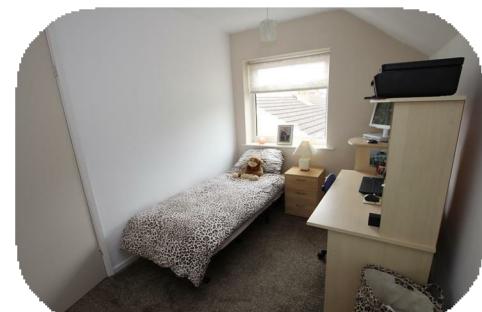
### W/C

Low flush wc.

### Bedroom One

16'1" x 10'9" (4.90m" x 3.28m")

Eaves storage.



### Bedroom Two

10'11" x 7'8" (3.33m" x 2.34m")

Eaves storage

### Exterior

Enclosed low maintenance garden to the rear. Well stocked with small sitting area and driveway leading to a tandem garage.



### Council Tax Band

C

### Tenure

FREEHOLD.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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