



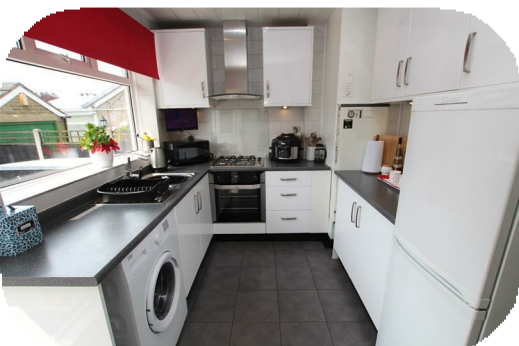
Wyke Lane, Wyke, Offers Over £239,000

**** 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

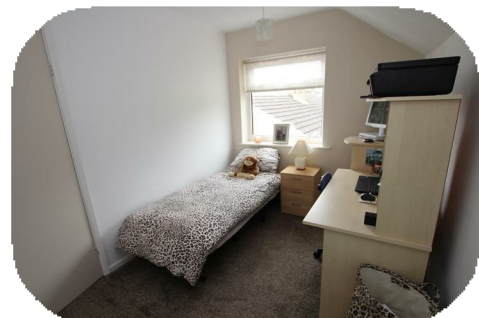
Enclosed low maintenance garden to the rear. Well stocked with small sitting area and driveway leading to a tandem garage.

Council Tax Band

C

Tenure

FREEHOLD.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			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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