Sugdens
Sales & Lettings

Elizabeth Avenue, Wyke,

£229,950

** ATTENTION ANYBODY LOOKING TO DOWNSIZE!! **
* SEMI DETACHED BUNGALOW * TWO BEDROOMS * CLOSE TO AMENITIES *
* GARDEN * DRIVE * GARAGE *
This two bedroom semi detached bungalow is situated in the popular location of Wyke which boasts amenities, shops and easy reach of transport links.
Well presented throughout and benefits from a modern fitted kitchen, shower room, gas central heating and double glazing.
The accommodation briefly comprises entrance hallway, lounge, dining kitchen, two bedrooms and a shower room.
To the outside there is a well stocked lawned and patio garden to the rear, together with a driveway leading to a single garage.

Entrance Vestibule
With radiator and useful storage.

Lounge
17'3" x 10'6" (5.26m x 3.20m)
With electric fire in fireplace, radiator, double glazed window.

Dining Kitchen
11'8" x 9'9" (3.56m x 2.97m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, integrated fridge/freezer, oven, hob, extractor hood, radiator, double glazed window and useful storage.

Bedroom One
12'3" x 10'9" (3.73m x 3.28m)
With radiator and double glazed window.

Bedroom Two
9'9" x 7'4" (2.97m x 2.24m)
With radiator and double glazed window.

Shower Room
Three piece shower room comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

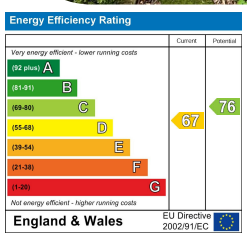
Exterior
To the outside there is a fantastic well stocked garden to the rear with lawned and patio, together with a driveway and single detached garage.

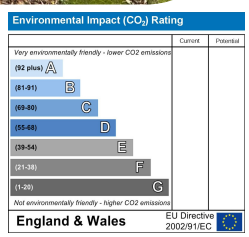
Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 2nd exit onto Whitehall Rd, turn right onto Westfield Ln, right onto Town Gate, take the slight right onto Huddersfield Rd, at the roundabout continue straight onto Storr Hill, right onto Elizabeth St and the property will shortly be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / 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.





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