



The Gateways, Wyke

Offers In Excess Of £199,950

- * END TOWN HOUSE * THREE BEDROOMS * SMALL CUL-DE-SAC * OVER THREE FLOORS *
- * READY TO MOVE INTO * TWO RECEPTION ROOMS * TWO BATH/SHOWER ROOMS *
- * CLOSE TO AMENITIES * GARDEN * PARKING *

This well presented three bedroom end town town house is located on this small cul-de-sac and would make a fantastic purchase for a number of buyers. Boasting accommodation over three floors, this 'ready to move into' home benefits from a modern fitted kitchen, en-suite and house bathroom.

Situated within walking distance of amenities, shops and both first and secondary schools.

The accommodation briefly comprises entrance hallway, cloaks/wc and two occasional rooms. To the first floor there is a lounge, dining room and kitchen.

There are three second floor bedrooms (master having en-suite shower room) and a house bathroom.

To the outside there is a low maintenance paved garden to the rear with a driveway leading to a part garage (which has been converted).





Entrance Hall

With radiator.

Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and extractor fan.

Occasional Room One

12'10" x 8'2" (3.91m x 2.49m)

With radiator spotlights.

Occasional Room Two

7'10" x 13'11" (2.39m x 4.24m)

With radiator and spotlights.

First Floor

Dining Room

9'10" x 7'9" (3.00m x 2.36m)

With radiator and French doors to rear.

Lounge

19'10" x 11'3" (6.05m x 3.43m)

With electric fire in fireplace surround, radiator, French doors to Juliet style balcony.

Kitchen

Modern fitted kitchen having a range of wall and base units incorporating complementary work surfaces, stainless steel sink unit, tiled splashback, oven, hob and extractor hood, tiled floor, plumbing for auto washer.

Second Floor

Bedroom Three

9'8" x 6'1" (2.95m x 1.85m)

With radiator.

Bedroom Two

12'11" x 7'11" (3.94m x 2.41m)

With radiator.

Bathroom

Modern three piece suite comprising panelled bath with shower over, vanity sink unit, low suite wc, tiled walls and floor, radiator.





Bedroom One

14'2" x 11'8" (4.32m x 3.56m)

With radiator. En-Suite shower room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, radiator, tiled walls and floor.

Exterior

To the outside there is a low maintenance patio garden to the rear, driveway providing off-road parking, together with a part converted storage garage.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, after 0.9 miles at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, after 0.5 miles turn left onto New Works Rd, turn left onto Huddersfield Rd/A641, left onto Huddersfield Rd/B6379, right onto Gateways and the property will shortly be seen displayed via our For Sale board.

Please Note

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		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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