



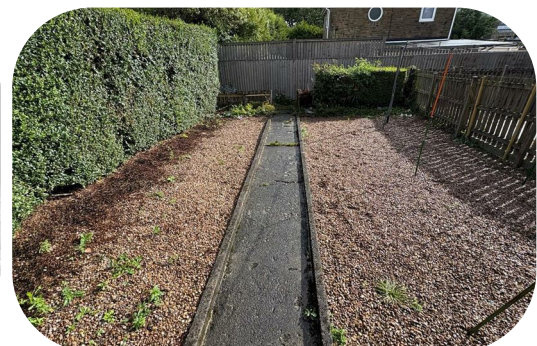
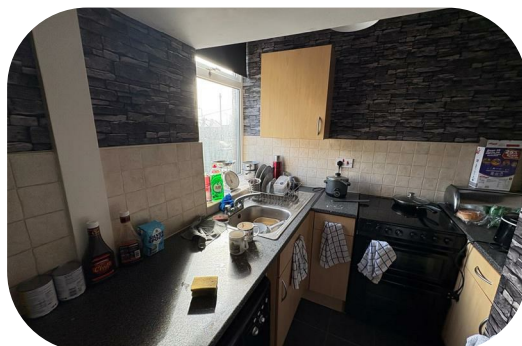
**Wilson Road, Wyke,  
Reduced £97,500**

\* TERRACE \* TWO BEDROOMS \* NO ONWARD CHAIN \* GARDEN \*  
\* CLOSE TO WYKE VILLAGE \* IDEAL STARTER HOME/INVESTMENT \*

Situated close to Wyke village and available with no onward chain, is this two bedroom terrace property. The property would make an ideal purchase for a number of buyers and benefits from gas central heating and double glazing.

Briefly comprising entrance vestibule, lounge, kitchen and cellar. To the first floor there are two bedrooms and house bathroom.

To the outside there is a low maintenance garden to the front.



## Entrance Vestibule

With radiator.

## Lounge

15' x 14'9" (4.57m x 4.50m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

## Kitchen

7'7" x 6'8" (2.31m x 2.03m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, radiator and double glazed window.

## Cellar

Useful storage.

## First Floor

### Bedroom One

9'6" x 9'3" (2.90m x 2.82m)

With radiator and double glazed window.

### Bedroom Two

11'6" x 9'4" (3.51m x 2.84m)

With radiator and double glazed window.

## Bathroom

White three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator.

## Exterior

To the outside there is a low maintenance garden.

## Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 2nd exit onto Whitehall Rd/A58, right onto Westfield Ln, right onto Town Gate, take the slight right onto Huddersfield Rd, right onto Wilson Rd and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A / 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-101)		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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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