



**Rushdene Court, Wyke,
Offers In Excess Of £200,000**

**** MODERN TOWNHOUSE ** FOUR BEDROOMS ** TWO BATHROOMS ** TWO PARKING SPACES ****

Well presented four bedroom mid townhouse property located within walking distance of Wyke Village which offers amenities, shops, and local schools.

The property offers spacious accommodation over three floors and would make an excellent purchase for a FTB/Young Family and benefits from a modern fitted kitchen, two bathrooms, gas central heating and double glazing.

Briefly comprising hallway, cloakroom/wc, lounge, dining kitchen. There are two first floor bedrooms and a house bathroom with a further two second floor bedrooms (master having en-suite shower room).

To the outside there is a small garden and allocated parking for two vehicles.



Entrance Hall

With tiled floor and radiator.



Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator, double glazed window and tiled floor.

Dining Kitchen

15'8" x 9'7" (4.78m x 2.92m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, integrated fridge/freezer, dishwasher, washing machine, radiator, double glazed window and understairs storage.



Lounge

11'5" x 12'9" (3.48m x 3.89m)

With electric fire in fireplace surround, radiator, double glazed window, French doors to rear.



First Floor

With radiator.

Bedroom Three

12'9" x 8'9" (3.89m x 2.67m)

With radiator and double glazed window.



Bedroom Two

12'9" x 10'7" (3.89m x 3.23m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising P shaped bath, low suite wc, pedestal wash basin and radiator.



Second Floor

Bedroom Four

12'9" x 8'7" (3.89m x 2.62m)

With radiator and double glazed window.

Bedroom One

13' x 12'9" (3.96m x 3.89m)

With radiator and double glazed window. En-Suite Shower Room;



En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator.

Exterior

To the outside there is a driveway providing off-road parking and a patio garden to the rear.

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 Griffe Rd, right onto Rushdene Ct and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / 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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	90	(92 plus) A	
(81-91) B	80	(81-91) B	
(69-80) C	70	(69-80) C	
(55-68) D	60	(55-68) D	
(39-54) E	50	(39-54) E	
(21-38) F	40	(21-38) F	
(11-20) G	30	(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	