



Whytecote End, Wyke,

£54,950

* GROUND FLOOR FLAT * NO CHAIN * IDEAL INVESTMENT * CLOSE TO WYKE VILLAGE *
* ONE BEDROOM * GARDEN *

A fantastic opportunity for someone downsizing, a first time buyer or investor to purchase this one bedroom ground floor apartment.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, fitted kitchen, one bedroom and bathroom.

To the outside there is an enclosed garden.



Entrance Hall

With radiator and store cupboard.



Lounge

11'3" x 14'3" (3.43m x 4.34m)

With stainless steel electric fire, laminated wood floor, radiator.

Kitchen

10'6" x 6'7" (3.20m x 2.01m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls, part tiled walls and radiator.



Bathroom

Three piece white suite.

Bedroom One

11'7" x 11'1" (3.53m x 3.38m)

With built in wardrobes and radiator.



Exterior

To the outside there is a 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, turn right onto Westfield Ln/B6379, turn right onto Town Gate/B6379, take the slight right onto Huddersfield Rd/B6379, at the roundabout take the 2nd exit and stay on Huddersfield Rd/B6379, turn right onto Wyccoller Rd, right onto Whytecote End and the property will be seen displayed via our For Sale board.



TENURE

TBC

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