



## The Gateways, Wyke, Offers Over £200,000

- \* TOWN HOUSE \* THREE BEDROOMS \* CUL DE SAC SETTING \* NO ONWARD CHAIN \*
- \* MODERN KITCHEN/SHOWER ROOM \* INTEGRAL GARAGE \*
- \* FRONT VIEWS \* ACCOMMODATION OVER THREE FLOORS \*

This very well presented inner townhouse offers fantastic "ready to move into" accommodation. Benefits from gas central heating, UPVC double glazing and briefly comprises reception hall and cloakroom to the ground floor. On the first floor is the lounge, dining area and modern fitted kitchen. The second floor has three bedrooms and a stunning house bathroom.

To the outside there are gardens, parking and an integral garage.

**\*\* VIEWING HIGHLY RECOMMENDED\*\***



## Reception Hall

Wooden flooring and central heating radiator.

## Cloakroom

Low flush WC, hand wash basin and central heating radiator.

## First Floor Landing

## Lounge

10'2 x 19'5 (3.10m x 5.92m)

Central heating radiator and Juliette balcony.

## Dining Room

10'2 x 7'5 (3.10m x 2.26m)

Central heating radiator and UPVC door leading to the rear garden.

## Kitchen

6'3 x 10'2 (1.91m x 3.10m)

Modern white wall and base units with Stainless Steel sink unit. Stainless Steel oven and hob with extractor fan over and tiled splash back. Plumbing for dishwasher and washing machine.

## Second Floor Landing

## Bedroom One

14'3 x 9'3 ext to 12'1 (4.34m x 2.82m ext to 3.68m)

Fitted wardrobes and central heating radiator.

## Bedroom Two

12'5 x 7'7 (3.78m x 2.31m)

Central heating radiator.

## Bedroom Three

9'7 x 6'2 (2.92m x 1.88m)

Central heating radiator.

## Shower Room

Modern three piece suite comprising; low flush WC, hand wash basin and shower cubicle. Heated towel rail.

## External

To the rear is a large enclosed garden with lawn, mature shrubs and patio area. To the front is a driveway leading to the integral garage and lawn area.

## Council Tax

Band B



**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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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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