



## Garden Close, Wyke,

**£155,000**

**\*\* TOWN HOUSE \*\* THREE BEDROOMS \*\* READY TO MOVE INTO \*\* ENCLOSED GARDENS \*\*  
\*\* MODERN KITCHEN & BATHROOM \*\* CLOSE TO AMENITIES & SCHOOLS \*\***

This three bedroom mid townhouse property would make an ideal purchase for a FTB/Young/Growing Family!! Having been modernised by the current owners to offer 'ready to move into accommodation' and benefits from a modern kitchen, bathroom and a 22' Summerhouse/Bar.

Within walking distance of village amenities, shops and primary/secondary schools.

The accommodation briefly comprises hallway, dining kitchen, lounge, three first floor bedrooms and a house bathroom. To the outside there is an enclosed gardens to both front and rear, good sized summerhouse/bar with multi fuel burning stove.



## Hallway

## Dining Kitchen

12'6" x 13'2" (3.81m" x 4.01m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, plumbing for auto washer, oven & hob with extractor, tiled floor and radiator.

## Lounge

19'2" x 13'6" (5.84m" x 4.11m")

Wood burning stove, radiator and french door leading to rear.

## First Floor Landing

## Bedroom Two

11'2" x 9'4" (3.40m" x 2.84m")

Radiator.

## Bedroom One

11'3" x 10'3" (3.43m" x 3.12m")

Radiator.

## Bathroom

Modern three piece suite comprising panel bath, vanity sink unit, low flush wc, tiled floor and heated towel rail.

## Bedroom Three

8'2" x 8'3" (2.49m" x 2.51m")

Radiator.

## Exterior

Enclosed lawn and detached garden to rear.

## Summer House / Bar

12'4" x 22'2" (3.76m" x 6.76m")

With power & light.

## Council Tax Band

A

## Tenure

FREEHOLD.



**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 plus)		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	
75	87		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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