



Wroe Terrace, Wyke,

£149,950

This immaculately presented three bedroom mid terraced property would make an ideal purchase for a number of buyers.

Having been modernised throughout to include a superb bathroom suite, kitchen and recently fitted windows.

Ideally located for Wyke Village which boasts amenities, shops and local schools.

The accommodation briefly comprises of a spacious lounge, kitchen, cellar, three first floor bedrooms and a house bathroom. To the outside there is an enclosed artificial lawn and patio area to the rear with a small garden to the front. **VIEWING ESSENTIAL!!**



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Lounge

17'10" x 10'10" (5.44m x 3.30m)

With an exposed fireplace, tiled hearth, radiator and a double glazed window.



Kitchen

14'8" x 12'4" (4.47m x 3.76m)

Having cream fitted wall and base units, complementary work tops, stainless steel sink unit, tiled splash back, oven, hob and extractor fan, integral fridge freezer, plumbing for an automatic washing machine, feature radiator and a double glazed window.

Cellar

With plumbing for an automatic washing machine,



First Floor Landing

With access to the loft via a pull down ladder.

Bedroom Two

11' x 10'3" (3.35m x 3.12m)

Having a double glazed window and a radiator.



Bedroom One

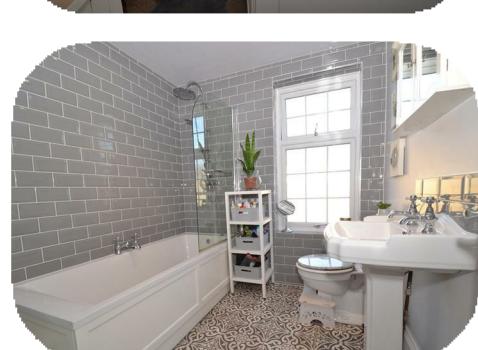
12'5" x 9'2" (3.78m x 2.79m)

Having a double glazed window and a radiator.

Bedroom Three

7'3" x 6'6" (2.21m x 1.98m)

Having a double glazed window and a radiator.



Bathroom

Fitted with a modern three piece suite comprising low flush Wc, panelled bath with rain shower over, glass shower screen, pedestal hand basin, tiled walls and chrome heated towel rail, under floor heating and a double glazed window.

External Details

There is a yard area to the front of the property. To the rear of the property there is an enclosed garden with a patio garden and artificial lawn.

Council Tax

Band A

Tenure

Freehold.

Please Note

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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