



Carr House Gate, Wyke,

£209,950

* END TERRACE COTTAGE * GRADE II LISTED * TWO BEDROOMS * IDEAL STARTER HOME *

* MANY ORIGINAL FEATURES * MODERN KITCHEN & BATHROOM * GARDENS *

This impressive two bedroom Grade II Listed property would make an ideal purchase for a FTB/Young Couple or anybody downsizing!!

Boasting stunning accommodation throughout that would appeal to any buyer.

Situated in this tucked away location and offering accommodation twist old and new - the property retains many original features throughout.

Benefits from a modern fitted kitchen, house bathroom, multi fuel fire and gardens.

VIEWING ESSENTIAL!!



Kitchen

14' x 11'2" (4.27m x 3.40m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, range style cooker, plumbing for auto washer, extractor hood, tiled floor, radiator, ceiling beams, window with offering views.

Lounge

16'3" x 15'3" (4.95m x 4.65m)

Having a multi fuel fire on stone hearth, flagged floor, ceiling beams, radiator, window with views, wall panelling.

Cellar

Useful storage.

First Floor

With exposed stone wall, useful storage, window with view.

Bedroom One

10'2" x 15'6" (3.10m x 4.72m)

With built in wardrobe, radiator.

Bedroom Two

13'9" x 6'1" (4.19m x 1.85m)

With radiator and window with views.

Bathroom

Modern four piece suite comprising roll top bath, shower cubicle, low suite wc, pedestal wash basin, towel radiator, tiled walls.

Exterior

Situated on a superb corner plot with garden and parking.

Directions

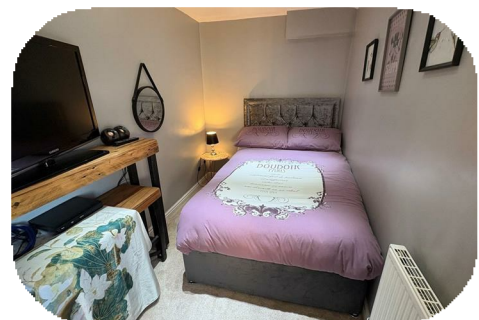
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn left onto New Works Rd, go through the roundabout, turn left onto Huddersfield Rd/A641, turn right onto Carr House Ln and Carr House Gate will be found where the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		83	(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk