



Westfield Lane, Wyke

£189,950

**** IMMACULATE ** SEMI DETACHED BUNGALOW ** TWO BEDROOMS ** MODERN DINING KITCHEN **
* GARDENS * GARAGE * CONTEMPORARY DECOR ***

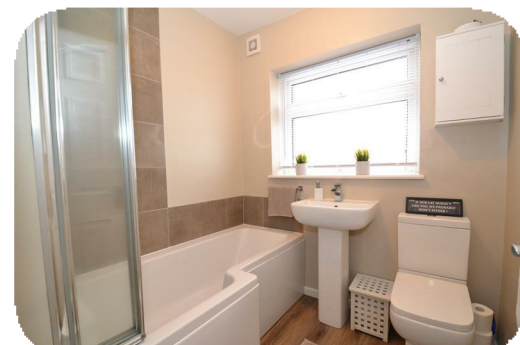
Occupying one of the most sought after locations in Wyke, is this very well presented two bedroom semi detached bungalow. Updated and modernised by the current owners to provide perfect 'ready to move into' accommodation.

Benefits from gas central heating, upvc double glazing and alarm system.

Reception hall, lounge, modern cream fitted dining kitchen, two bedrooms and a modern white house bathroom.

To the outside there are lovely level gardens, driveway and a single garage.

Viewing is highly recommended.





Very well presented two bedroom semi detached bungalow.

Occupying one of the most sought after locations in Wyke.

Updated and modernised by the current owners to provide perfect 'ready to move into' accommodation which benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, lounge, modern cream fitted dining kitchen, two bedrooms and a modern white house bathroom.

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Reception Hall

With radiator.

Lounge

19'1" x 10'7" (5.82m x 3.23m)

Having an ornamental fireplace and radiator.

Dining Kitchen

10'11" x 10'2" (3.33m x 3.10m)

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, integral fridge, freezer, auto washer/dryer and dishwasher, part tiled walls, radiator.

Bedroom One

12'2" x 10'10" (3.71m x 3.30m)

With radiator.

Bedroom Two

10'11" x 8'9" (3.33m x 2.67m)

With radiator.

Bathroom

Modern white three piece suite, part tiled walls and radiator.

Loft

Accessed via pull-down ladder.

Exterior

To the outside there is an oversized garage with power & light, gardens to front & rear and a driveway to the side.

Directions

From our office in Cleckheaton town centre proceed on Bradford Road towards the Chain Bar roundabout, at





Chain Bar Roundabout take the second exit onto Whitehall Rd/A58 and after 1.5 miles turn right onto Westfield Lane and the property will shortly be seen displayed via our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	67	
Not energy efficient - higher running costs		
England & Wales		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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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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