



BARKERS

OPENING DOORS FOR YOU



76 Garden Field

Wyke, Bradford, BD12 9NH, BD12 9NH

Asking Price Of £79,950

Property Description

DESCRIPTION

For sale with NO ONWARD CHAIN this spacious one double bed roomed mid-terraced property suitable for Investors or First Time Buyers with uPVC double glazing and gas fired central heating with access to local amenities, M62 motorway network and local schools. The accommodation comprises: lounge/kitchen, house bathroom, one bedroom, garden to the front.

ENTRANCE HALL

Composite part glazed front door leading into the entrance hall with stairs leading to the first floor, door leading into the lounge/kitchen.

KITCHEN/LOUNGE

17' 2" x 14' 4" (5.23m x 4.37m) Open plan lounge/kitchen fitted with wall and base units, complementary work surfaces, inset one and half bowl sink with mixer tap, space for fridge/freezer, washing machine/dryer, built in electric oven and hob, part tiles walls.

CELLAR

Stairs leading down into the cellar.

LANDING

Stairs leading to the first floor landing with doors leading off into the bedroom and house bathroom.

BEDROOM ONE

9' 10" x 14' 6" (3m x 4.42m) Double bedroom.

HOUSE BATHROOM

3' 11" x 11' 2" (1.19m x 3.4m) Fitted with three piece white suite comprising low flush WC, pedestal hand wash basin, panelled bath, storage cupboards.

EXTERIOR

To the front of the property is a private enclosed garden with a grassed and paved area. Off road parking in front of the property.

DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk then turn right onto Whitehall Road/A58 at Chain Bar roundabout take the 3rd exit and stay on Whitehall Road then turn right onto Westfield Lane then turn right onto Town Gate then right onto Garden Field where the property will be identified on the right.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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