



**Pearson Row, Wyke,**

**£82,500**

**\*\*\* MID-TERRACE \*\* GARDEN \*\* ONE BEDROOM -PLUS OCCASIONAL ROOM \*\***

This one bedroom + occasional room mid terrace property would make an ideal purchase for a FTB/Young Couple/Investor. Situated in the heart of Wyke Village which offers amenities, shops and motorway links close by. The ready to move into accommodation benefits from gas central heating and double glazing. Briefly comprises of a vestibule, lounge, kitchen, first floor bedroom, occasional room and house bathroom. To the outside there is a lawned garden to the rear with a garden frontage.



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### Entrance Porch

### Lounge

14'2" x 13'8" (4.32m x 4.17m)

Having a living flame gas fire, marble effect hearth and fire place surround, coving to the ceiling, radiator and a double glazed window.



### Kitchen

10'11" x 7'5" (3.33m x 2.26m)

With fitted wall and base units, complementary work tops, 1 1/2 sink unit, tiled splash back, plumbing for an automatic washing machine, radiator and a uPVC door leading to the rear garden.



### First Floor Landing

Having access to the loft, useful storage cupboard, radiator and a double glazed window.

### Bedroom One

14'1" x 10'5" (4.29m x 3.18m)

With a radiator and a double glazed window.



### Occasional Room

8'1"x 6'8" (2.46mx 2.03m)

Having a radiator.

### Bathroom

Fitted with a modern three piece suite comprising low flush Wc, pedestal hand basin, panelled bath with electric shower over, radiator and a double glazed window.



### External Details

To the rear of the property there is a lawned and patio garden.

### Directions

From the Cleckheaton office turn right onto Bradford Road, follow the road to Chain Bar roundabout, take the 2nd exit A58 Whitehall Road, turn right onto Westfield Lane then right onto Towngate, turn right onto Worthing Head Road then right onto Pearson row where the property will be found identified by our for sale board.

### 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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