



2-3 Breaks Fold, Wyke, Bradford, BD12 9EU

£165,000

- THREE BEDROOM CHARACTER COTTAGE
- GAS CENTRAL HEATING
- FITTED KITCHEN WITH RANGE OVEN
- DECEPTIVELY SPACIOUS
- MOVE IN READY
- BACKWATER LOCATION
- UPVC DOUBLE GLAZING
- GRADE II LISTED
- PREVIOUSLY TWO PROPERTIES
- EARLY VIEWING ADVISED

2-3 Breaks Fold, Bradford BD12 9EU

**** THREE BEDROOM CHARACTER COTTAGE ** FORMERLY TWO PROPERTIES ** THREE DOUBLE BEDROOMS ** GRADE II LISTED ** CHARACTER FEATURES **** Bronte Estates are pleased to offer for sale this spacious cottage property in a private, backwater location off Wyke Lane in Wyke. To the ground floor is a good-sized fitted kitchen with a modern double range oven, a lounge and to the first floor are three good-sized bedrooms and a family bathroom. Enjoying character features such as exposed beams and stonework, along with neutral decor, gas central heating and UPVC double glazing.



Council Tax Band: B



Vestibule

Front UPVC barn door leading into a small hallway with room for coats etc and being open plan with the kitchen.

Dining Kitchen

15'4 x 12'2

Fitted with a good range of base of wall and wall units, laminate work surfaces and splash-back wall tiling. One and half bowl composite sink and drainer, plumbing for a washing machine and a new double range oven with five ring gas hob, grill and three ovens. Windows to the front elevation, tiled floor, exposed beams and a central heating radiator.

Lounge

14'2 x 13'0

Windows to the front elevation, exposed beams and a central heating radiator. Doors off to the cellar and a lobby with stairs to the first floor.

Lobby

Window to the front elevation, door to the lounge, central heating radiator and stairs off to the first floor.

Cellar

Providing further storage space.

First Floor

24' landing giving access to the bedrooms and bathroom.

Bedroom One

15'3 x 7'9

Windows to the front elevation, central heating radiator and a cupboard housing the boiler.

Bedroom Two

9'8 x 9'3

Windows to the front elevation and a central heating radiator.

Bedroom Three

9'8 x 8'5

Windows to the front elevation, storage cupboard with clothes hanging rail and a central heating radiator.

Bathroom

A modern family bathroom comprising of a

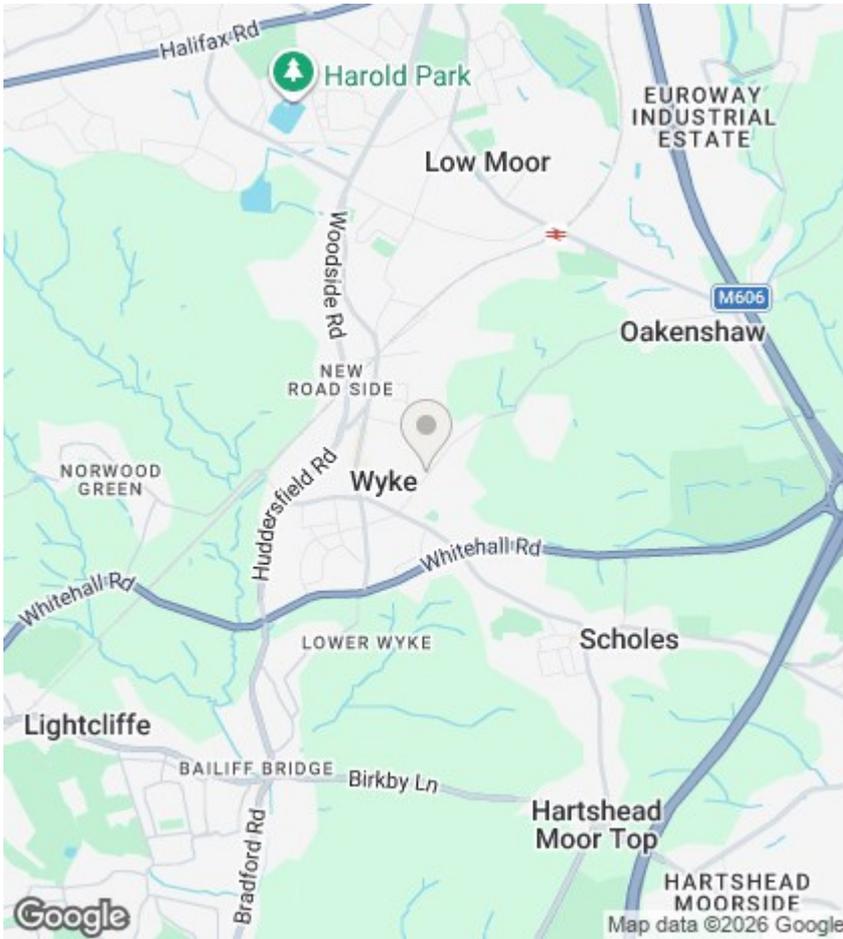
double width shower cubicle with a mains powered shower and glass sliding door, pedestal washbasin and a low flush WC. Window to the front elevation, tiled floor, electric shaver point, extractor and a heated towel rail.

Please note

The property has no outside space/garden.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	