whitegates









Worsnop Buildings, Wyke, BD12

2 1 1 EPC D

Asking Price: £120,000

Freehold



Worsnop Buildings, Wyke, BD12 8PS

2 bedrooms
1 bathroom
1 reception room

Asking Price: £120,000

- Extensively Renovated Terraced
- Useful Entrance Porch/Utility Area
- Complete Rewire
- New Heating System
- Convenient Location Within Wyke
- Ideal First-Time Purchase
- Council Tax Band: A
- EPC Rating: D

AN EXTENSIVELY RENOVATED TWO-BEDROOM TERRACED PROPERTY with modern interiors, off-street parking and an enclosed low-maintenance garden – IDEAL FOR FIRST-TIME BUYERS AND INVESTORS ALIKE.

The property has undergone extensive refurbishment, having been stripped back to the original brickwork and comprehensively renovated to create a modern, well-presented home.

Improvements include a complete electrical rewire, installation of a brand-new boiler, new central heating system and radiators throughout, together with full replastering and contemporary internal finishes.

Situated in the popular residential area of Wyke, Bradford, this attractive through-by-light two-bedroom terraced property offers well-presented accommodation arranged over two floors. Featuring a contemporary fitted kitchen, spacious open-plan living area, modern bathroom and useful additional storage, the property is ideally suited to buyers seeking a home ready to move into.

Worsnop Buildings is situated within the established residential area of Wyke, Bradford, conveniently positioned for access to local shops, schools and everyday amenities.







Entrance Porch/Utility

7'2" x 4'9" (2.18m x 1.45m)

With a uPVC door to the front elevation, double glazed windows to the front and side elevations, work surface and plumbing for a washing machine.

Open Plan Lounge/Kitchen

15'1" x 12'6" (4.6m x 3.8m)

The contemporary fitted kitchen features a range of modern wall and base units, complementary work surfaces, integrated electric oven, hob and extractor hood, together with a sink and drainer, newly fitted boiler and double glazed window to the rear elevation. There is also access to a cellar.

The living area benefits from attractive wood-effect flooring, recessed ceiling spotlights, a central heating radiator and double glazed window to the front elevation.

Landing

With stairs from the hallway and a double glazed window to the rear elevation.



Bedroom One

7'11" x 9'5" (2.41m x 2.87m)

Double glazed window to the front elevation, walk-in wardrobe and a central heating radiator.

Bedroom Two

9'11" x 5'5" (3.02m x 1.65m)

Double glazed window to the rear elevation and a central heating radiator.



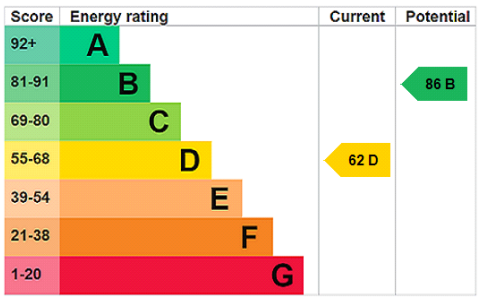
Bathroom

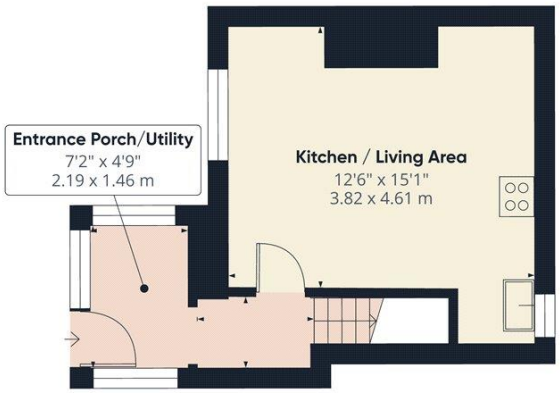
Modern bathroom fitted with a white three-piece suite comprising a paneled bath with shower over and glazed screen, pedestal wash hand basin and low-level WC. Complemented by tiled wall finishes and double glazed window to the front elevation.

Externally

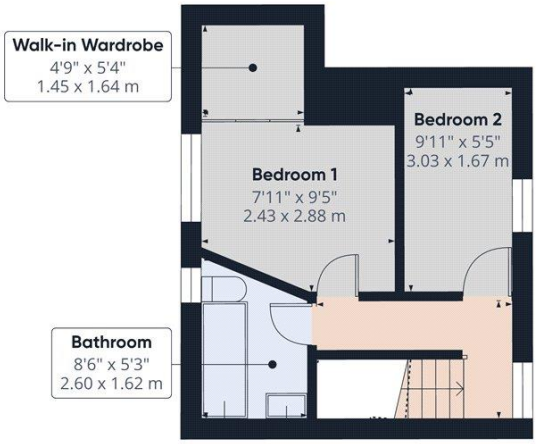
The property benefits from an enclosed garden, featuring an artificial lawn, fenced boundaries and a raised paved seating area. In addition, there is a graveled off-street parking area.







Ground Floor



Floor 1

Approximate total area(1)

491 ft²

45.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01274 306611

bradford@whitegates.co.uk

www.whitegates.co.uk

Whitegates Bradford

65 Darley Street, Bradford, West Yorkshire, BD1 3HN

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.