



## 7 Albert Street

Wyke, Bradford, BD12 9JN

£199,995



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\*\*\*THREE BEDROOM SEMI DETACHED\*\*\*GOOD SIZED FAMILY HOME\*\*\*WYKE VILLAGE\*\*\*

Realistically price to sell is this spacious three bedroom semi detached property which is positioned on a good sized plot. Accommodation which comprises of; entrance hallway, shower room, kitchen diner, lounge, three first floor bedrooms & wc. Good sized gardens to front and rear with off street parking and a single garage NO UPPER CHAIN.

\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing\*\*\*\*\*

## Entrance Hallway

### Shower Room

8'10" x 8'1" (2.69m" x 2.46m")

### Kitchen Diner

13' x 9'6" (3.96m x 2.90m")

### Lounge

18'10" max x 18'1" max (5.74m" max x 5.51m" max)

## Landing

### Double Bedroom One

12'8" max x 15'11" (3.86m" max x 4.85m")

### Double Bedroom Two

13'8" x 9'7" (4.17m" x 2.92m")

### Single Bedroom Three

8'3" x 6' (2.51m" x 1.83m)

## Exterior



## Road Map



## Hybrid Map

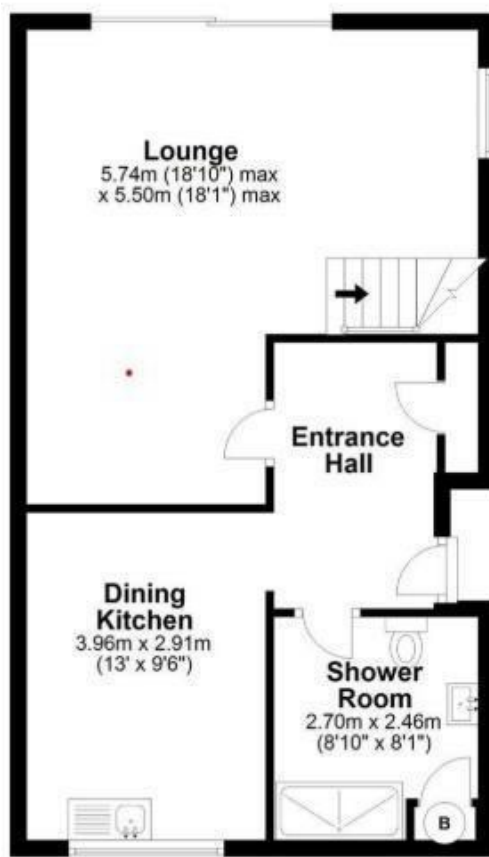


## Terrain Map



## Floor Plan

### Ground Floor



### First Floor



## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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