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| **5 Hind Street, Wyke, Bradford BD12 – FOR SALE****OIRO £95,000** |
| ***Details & Key features*** | ***QR Code*****Scan me with your smartphone for directions** **(uses Google Maps)** |  C:\Users\Jason\Documents\hindst\main_files\qrcode.jpg |
| **·         This property is Freehold** |
| **·         Ideal first time buyers property** |
| **·         Double glazed throughout** |
| **·         Separate shower room** |
| **·         Fitted Kitchen with dining area** |
| **·         2 excellent sized bedrooms** |
| **·         Good transport links** |
| ***Introduction*** |
| **This is a well presented, substantial, stone built through terrace property, situated in a quiet location on a private road. The property, which has gas fired central heating and double glazed windows and doors throughout, features good sized living room, fitted kitchen/dining room, two excellent sized bedrooms and three piece bathroom complete with shower room. Enclosed garden area to the front and further enclosed yard to the rear.** | **Front of house image 1** | **Rear of house image 2** |
| ***Entrance Door Leads to…..*** |
| **Entrance Hallway****5.5m x 1.1m** **With wood floor throughout, decorative coving and dado rails.** | **Hallway Image 1** |
| **Lounge/Living Room****4.6m x  3.5m into alcoves****With feature fireplace, decorative coving, ceiling rose and picture rails.** | **Living room image 1** | **Living room image 2** |
| **Kitchen****4.6m x 2.4m (3.3m into recess)****With sink unit inset into work surface, also benefits from ample cupboard space with built in oven, hob and extractor unit.  Access to keeping cellar and also back yard.** | **Kitchen Image 1** | **Kitchen image 2** |
| ***Staircase Leads to….*** |
| **Landing Area****1.5m x 2.5m****Leads into bedroom 2 on right. Then leads up a step to bathroom and bedroom 1.** | **Stairs image 1** | **Landing area image 1** |
| **Bedroom 1****4.6m x 3.1m****Large size master room with decorative coving with radiator under window.** | **Bedroom 1 image** |
| **Bedroom 2****4.6m x 2.3m****Good size with decorative coving with radiator under window.** | **Bedroom 2 image** |
| **Bathroom with Shower Room****3.3m x 1..m & 0.9m 1.7m****With three piece suite and half tiled, with bespoke panelled bath, pedestal wash hand basin and low flush w.c. fitting.  Also benefits from large heated towel rail then leads into separate shower room complete with fully adjustable Thermostatic shower with 2 heads and full safety glass pivot door.** | **Bathroom image 1** | **Shower image 1** |
| **Outside****There is a grassed garden with fence to the front of the property and an enclosed stone flagged yard to the rear.  There is also a garage and additional parking area adjacent to the property which is subject to rent.** | **Front Garden image 1** | **Rear yard image 2** |
| ***Locality*****Just a couple minutes’ walk from Wyke village.  Also benefits from excellent transport links via road or public transport to Leeds, Bradford, Halifax, Brighouse and surrounding areas.  Wyke village benefits from a modern NHS surgery, traditional village pubs and an ASDA supermarket.  There is also a state of the art award winning academy suitable for children and students of all ages newly opened late in 2012.** |
| ***Further Details*****Please be advised this property is for sale by the owner.  If you require any further information or would like to view our property please contact us on the details below.****·         Phone: 0771 4103621** **·         Mail: house@5hindstreet.info****·         Web:** [**www.5hindstreet.info**](http://www.5hindstreet.info)**Many thanks** |
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| **Last Update: 30th January 2013** |