



## 15 Royds Park Crescent Wyke, Bradford, BD12 9HF

Nestled in the charming cul-de-sac of Royds Park Crescent in Wyke, Bradford, this well-presented semi-detached house is an ideal opportunity for first-time buyers. The property boasts two inviting bedrooms and a comfortable reception room, providing ample space for relaxation and entertaining.

The location is particularly advantageous, as it is within walking distance of Wyke village, where you will find a variety of local amenities and schools, making it perfect for families or those looking to settle in a friendly community. Additionally, the property benefits from excellent transport and motorway links, ensuring easy access to surrounding areas.

Outside, the house features a driveway that offers ample off-road parking, a valuable asset in today's market. The enclosed rear garden provides a private outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family. Summer House with power and lighting.

This delightful home combines convenience, comfort, and a welcoming atmosphere, making it a must-see for anyone looking to establish themselves in this desirable area. Don't miss the chance to make this lovely property your own.

**Offers over £155,000**

# 15 Royds Park Crescent

Wyke, Bradford, BD12 9HF



- Semi Detached Property
- Two Double Bedrooms
- Ideal Purchase For A First Time Buyer
- Cul De Sac Location
- Driveway & Garden
- Close To Wyke Village
- Well Presented Through Out
- Close To Local Amenities & Schools
- Council Tax Band B

## Entrance Hall

## Summer House

## Kitchen

11'5" x 5'6" (3.5 x 1.7)

## Lounge

13'1" x 11'9" (4 x 3.6)

## Landing

## Bedroom One

11'9" x 9'2" (3.6 x 2.8)

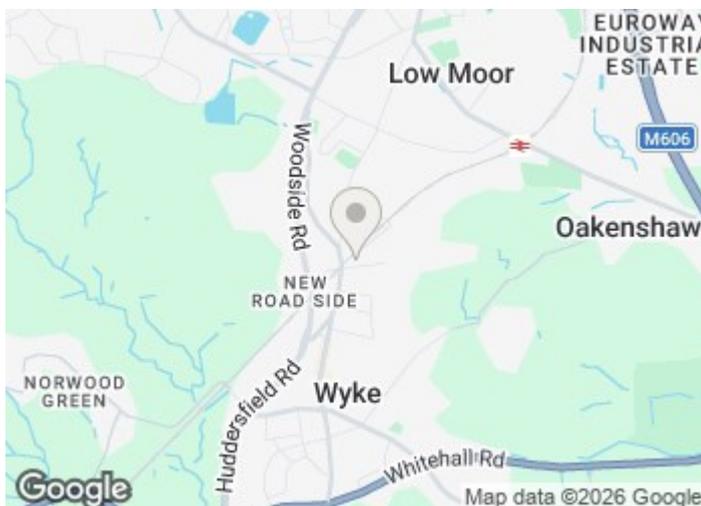
## Bedroom Two

8'10" x 11'5" (2.7 x 3.5)

## Bathroom

5'6" x 5'10" (1.7 x 1.8)

## External



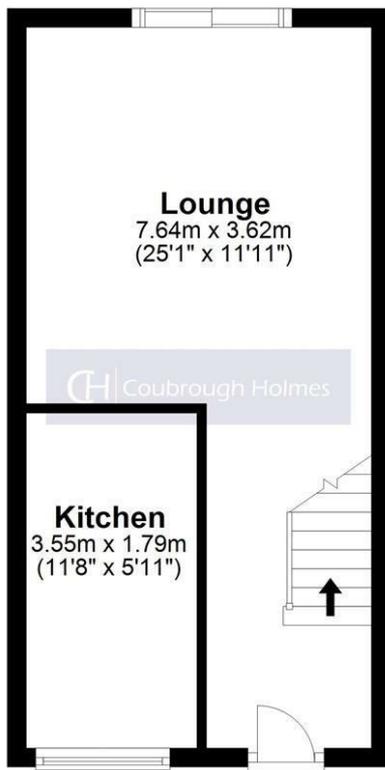
[Directions](#)



# Floor Plan

## Ground Floor

Approx. 27.7 sq. metres (297.9 sq. feet)



## First Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



Total area: approx. 55.4 sq. metres (596.4 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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