



## 6 Green Lane, Wyke, Bradford, BD12 8LQ

**SWIFT MOVE SALE - QUICKER COMPLETION:** Ask for further information. Located in a sought-after neighbourhood, this well presented semi-detached house is **IDEAL FOR FAMILIES** looking for a comfortable home. Featuring **THREE SPACIOUS BEDROOMS**, this affordable house provides ample space for a growing family. The well designed interior includes two reception rooms, a fully equipped kitchen, a family bathroom plus versatile storage outbuilding. Outside a good sized garden offers a perfect spot for relaxation or for children to play. Conveniently located near local amenities including popular Judy Woods, schools, and transport links, this home combines modern living with traditional charm. Benefits from GCH & DG. EPC - C.

**Asking Price £140,000**

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## PORCH

**ENTRANCE HALL** Hallway with useful under stairs storage.

### **LOUNGE 15'5" x 10'6" max (4.7m x 3.2m max)**

Side door to garden. Wall mounted TV point and modern vertical style radiator.

### **DINING ROOM 12'2" x 10'2" max (3.7m x 3.1m max)**

### **KITCHEN 10'2" x 10'2" max (3.1m x 3.1m max)**

A range of wall and base units, worktop and one and a half bowl sink with mixer tap. Gas cooker point, plumbing for washer and wall mounted boiler.

### **OUTHOUSE 15'1" x 7'10" max (4.6m x 2.4m max)**

Useful storage space that could be used for a home office or gym. Access to front and rear.

### **BEDROOM ONE 15'5" (4.7) x 8'10" (2.7) max plus robes**

With fitted wardrobes.

### **BEDROOM TWO 12'2" x 9'10" max (3.7m x 3m max)**

With storage cupboard.

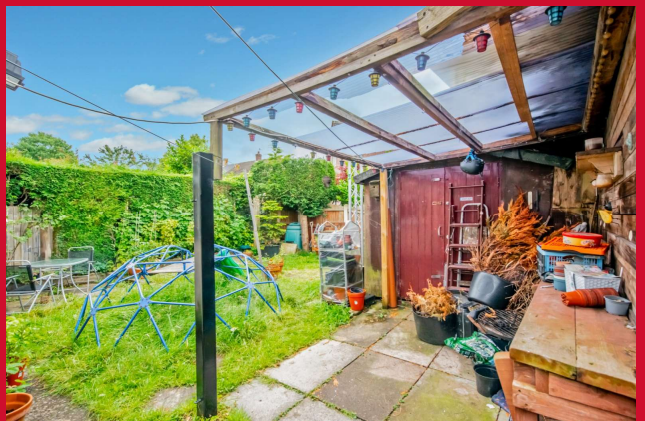
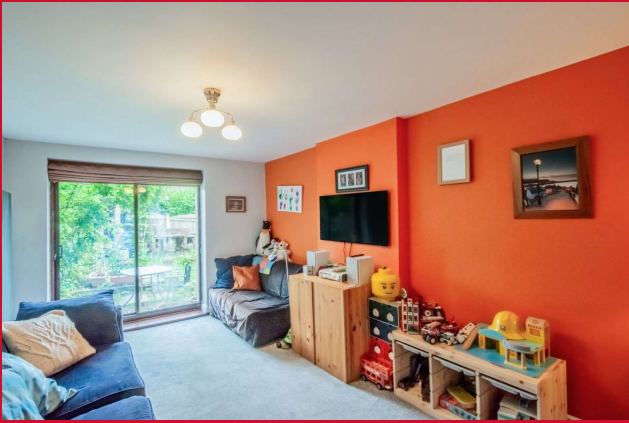
### **BEDROOM THREE 9'10" (3) x 6'11" (2.1) max inc bulk head**

**BATHROOM** Three piece suite comprising of bath, WC and hand wash basin. Chrome wall mounted towel heater.

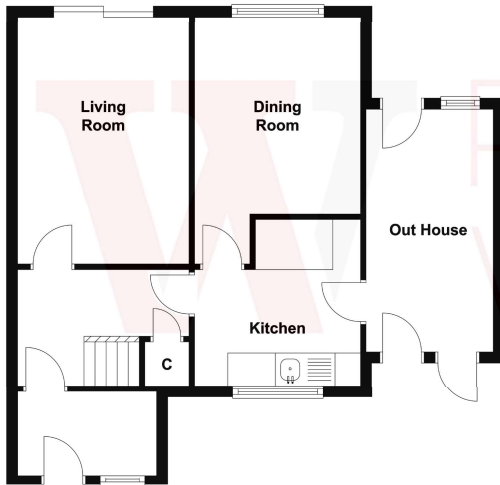
**EXTERIOR** Low maintenance garden to front with small section of lawned area. Lawned garden and paved patio to rear with timber storage shed and timber lean-to and vegetable garden and BBQ area.

**SWIFT MOVE PACK** This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

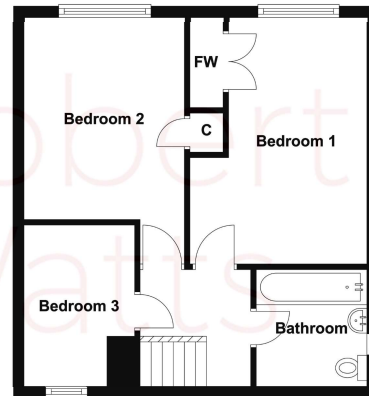
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	