



321a Whitehall Road, Wyke, Bradford, BD12 9DX
Asking Price: £580,000

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Bespoke built and IMMACULATEDLY PRESENTED this super four bedroom FAMILY DETACHED HOME forms part of an exclusive gated development of only two houses built by a well renowned local builder in 2019. Offering a high standard contemporary finish, this deceptively spacious home is handily situated for the local amenities and schools as well as the M62. On entering the stylish full height entrance with glazed brushed steel balustrade staircase through to the 27ft stunning living dining kitchen with open plan family room, the house continues to impress throughout. Also comprises lounge, utility, WC, four good sized bedrooms, the master with ensuite as well as four piece family bathroom. Landscaped gardens to the rear overlooking open fields with ample driveway parking, garage and self-contained external home office building with power. Benefits from GCH, uPVC DG & alarm. EPC - B.



Entrance Hall Spacious full height hallway offering excellent natural light with quality timber flooring. Stunning feature glazed and brushed steel balustrade staircase. Access to garage.

Living Room 20' x 17'5" max (6.1m x 5.3m max)
Dual aspect room with recessed spot lights, wall mounted TV point and multi fuel stove. Multiple brushed chrome power sockets.

Kitchen Diner 26'11" x 17'1" max (8.2m x 5.2m max)
Open plan modern range of wall and base units with a light grey gloss finish complimented by white

quartz worktops and inset sink. Feature island unit with breakfast bar, induction hob and extractor, double electric oven, microwave and plate warmer. Wine cooler and integral dishwasher. Double doors leading to garden.

Sun Room/Family Room 13'5" x 11'10" max (4.1m x 3.6m max)
Open to dining kitchen which makes this a superb entertaining space. Wall mounted TV point and dual aspect room with bi-folding doors to the garden.

Utility Room 9'10" x 7'7" max (3m x 2.3m max)
Quartz work tops, sink and mixer tap, plumbing for washing machine and tumble dryer. Access to rear.







WC W.C. and wash hand basin.

Landing Storage cupboard.

Bedroom 1 16'5" (5) x 15'5" (4.7) max to robes
Fitted wardrobes along one wall.

Ensuite Bathroom 3 piece modern suite, glazed shower cubicle. W.C. and wash hand basin. Tiled walls and floor with chrome wall mounted towel heater.

Bedroom 2 13'5" x 10'6" + robes (4.1m x 3.2m + robes)
Fitted sliding wardrobes.

Bedroom 3 16'9" x 9'10" max (5.1m x 3m max)

Bedroom 4 13'1" x 10'6" max (4m x 3.2m max)

Bathroom 4 piece modern suite with bath, glazed shower cubicle. W.C. and vanity sink. Tiled walls and floor and chrome wall mounted towel heater.

External Home Office 15'9" x 9'6" max (4.8m x 2.9m max)

Self-contained versatile space with power, W.C and sink, glazed frontage and heating. Ideal for those working from home.

Exterior Landscaped rear garden with paved patio and artificial lawned area with raised flower beds and vegetable plots to side. Open aspect views to the side. Block paved driveway to front providing ample parking which is accessed via an electric security gate. Please ask for more details on this arrangement and access over the driveway.

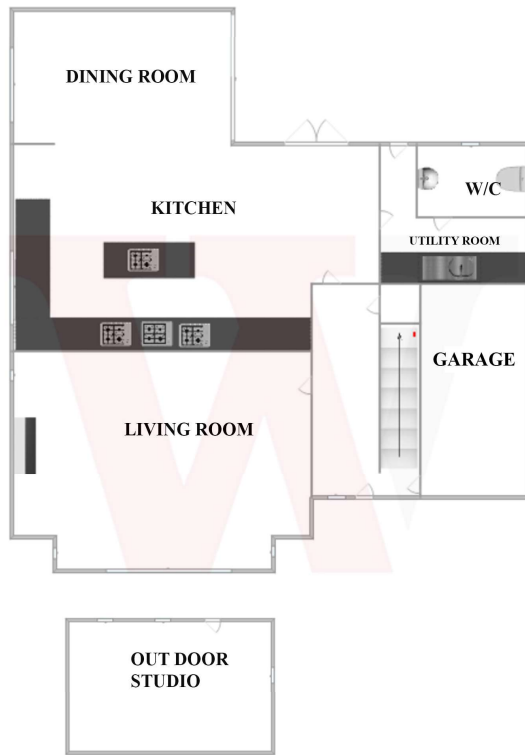
Freehold
Council Tax Band F
EPC - B

IMPORTANT NOTICE

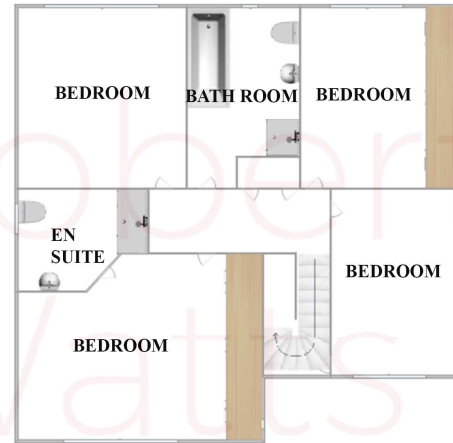
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GROUND FLOOR



FIRST FLOOR



AGENTS NOTES:

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.

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