



383 Whitehall Road, Wyke, Bradford, BD12 9DP

For sale by Modern Method of Auction - VIEW, BID, BUY!

Guide Price £130,000 plus Reservation Fee.

AFFORDABLY PRICED, three bedroom semi detached house which would make a lovely FAMILY HOME. Requiring updating throughout but priced to reflect and occupying a **GOOD SIZED PLOT** and **SOUTH FACING** rear garden with garage and ample parking to the front. The house is ideally situated to take advantage of the amenities of both Scholes and Wyke and the M62 Motorway and offers a generous footprint comprising porch, hall, two reception rooms, kitchen, three bedrooms and bathroom. To the rear is a delightful sizeable lawned garden with mature trees and shrubs. Benefiting from no chain and GCH. EPC - D.

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PORCH Entrance porch.

HALLWAY Inner hallway.

LIVING ROOM 14'5" x 12'2" max (4.4m x 3.7m max)

Fireplace with electric fire. Leaded bay window.

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

Fireplace with electric fire.

KITCHEN 11'6" x 6'11" max (3.5m x 2.1m max)

Modest range of wall and base units, worktop and sink. Gas cooker point, wall mounted boiler, pantry and side door. Plumbing for washing machine.

Great potential here to remove the wall to the dining room to create a large open plan dining kitchen, subject to building regulations.

BEDROOM ONE 12'2" x 11'6" max (3.7m x 3.5m max)

Double bedroom.

BEDROOM TWO 11'2" x 10'2" (3.4m x 3.1m)

Double bedroom with storage cupboard in alcove.

BEDROOM THREE 7'10" (2.4) x 6'11" (2.1) max inc. bulkhead

BATHROOM Comprising bath and hand wash basin.

WC Separate WC.

EXTERNAL Sitting on a good sized plot with sizeable lawned garden with mature trees and shrubs and patio area to the rear which is South facing. Ample driveway parking to front and side with detached single garage and lawned garden to front.

TENURE Freehold

Council Tax Band C

EPC - D

AUCTIONEER'S NOTES This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

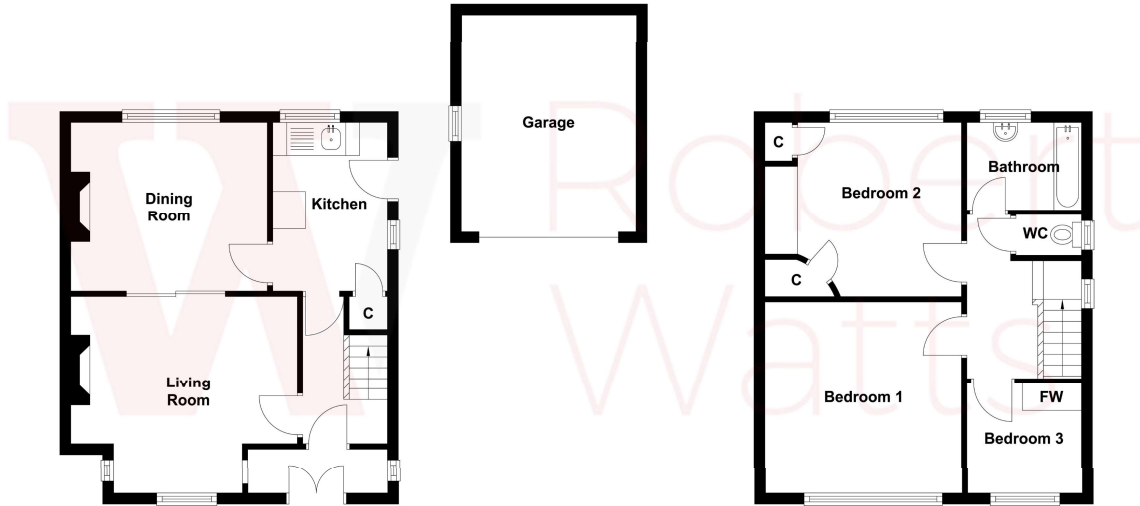
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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

Garage

First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	