



14 Langdale Avenue, Wyke, Bradford, BD12 9DR

Two/three bedroom, CHALET STYLE DETACHED HOUSE situated in this popular and sought-after residential location betwixt the villages of Scholes and Wyke. The property benefits from an extension to the rear and whilst it requires some upgrading it is priced to reflect these works. It offers a versatile footprint to suite families and downsizers and comprises hall, lounge, dining room/potential 3rd bedroom, kitchen and bathroom with two first floor bedrooms. There is driveway parking with gardens and an outhouse storage building. Benefits from GCH & uPVC DG and sold with NO CHAIN.

Asking Price £215,000

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HALLWAY

LOUNGE 15'5" x 12'6" (4.7m x 3.8m)

KITCHEN 16'1" x 9'6" max (4.9m x 2.9m max)

Range of wall and base units incorporating breakfast bar, contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven and four ring gas hob plus extractor. Plumbing for washer and vent for dryer.

DINING ROOM/BEDROOM 3 15'5" x 8'10" (4.7m x 2.7m)

Sliding doors opening onto garden and open to kitchen. This room could be converted to a further bedroom with the potential to build above, subject to planning.

BATHROOM Three piece suite comprising bath with electric shower over and glazed screen, wc and hand wash basin. Tiling to walls and floor.

FIRST FLOOR LANDING Useful storage cupboard and eaves storage.

BEDROOM ONE 12'6" (3.8) x 12'6" (3.8) plus robes

Having fitted wardrobes.

BEDROOM TWO 13'5" x 9'10" (4.1m x 3m)

EXTERIOR The property benefits from low maintenance resin covered rear garden and out house storage building. Driveway to the side providing off street parking. Artificial lawned garden and water feature to front.

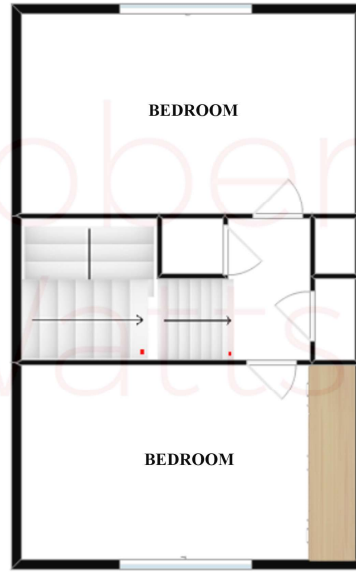
Freehold
Council Tax Band C
EPC TBC

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