



4 Holly Hall Lane, Wyke, Bradford, BD12 8PD

DECEPTIVELY SPACIOUS, FOUR BEDROM semi detached charming cottage which offers a versatile footprint.

Ideal for GROWING FAMILIES who wish to take advantage of all four bedrooms or couples who could re-arrange the first floor partitions to create 2 or 3 larger bedrooms. Handily situated in this popular location close to the amenities and schools of Wyke and Low Moor Station, it comprises lounge, kitchen diner, utility, four first floor bedrooms and bathroom. To the front is a paved garden which could be converted for off street parking with small yard to the rear. Benefits from GCH & uPVC DG. EPC - D.

Asking Price £180,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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LOUNGE 16'9" x 15'1" max (5.1m x 4.6m max)

Wall mounted TV point.

KITCHEN DINER 17'5" x 8'2" max (5.3m x 2.5m max)

Range of wall and base units incorporating contrasting worktop, sink and mixer tap. Integral electric oven, four ring gas hob and extractor.

UTILITY 8'2" (2.5) x 6'3" (1.9) (average)

Plumbing for auto washer and vent for dryer.

Wall mounted boiler.

REAR ENTRANCE HALL Having useful understairs storage.

BEDROOM ONE 11'6" x 8'2" max (3.5m x 2.5m max)

Storage cupboard.

BEDROOM TWO 9'10" x 8'10" max (3m x 2.7m max)

BEDROOM THREE 9'10" (3.0) x 6'5" (1.96) plus robes

Having fitted wardrobes.

BEDROOM FOUR 6'11" x 5'11" (2.1m x 1.8m)

BATHROOM Three piece suite comprising bath with integral shower over, wc and hand wash basin. Chrome heated towel rail.

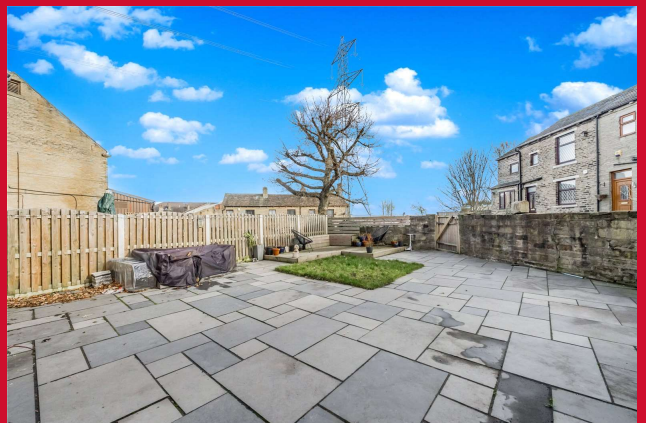
EXTERIOR The property benefits from a pleasant low maintenance paved front garden with decked area. Small yard to the rear.

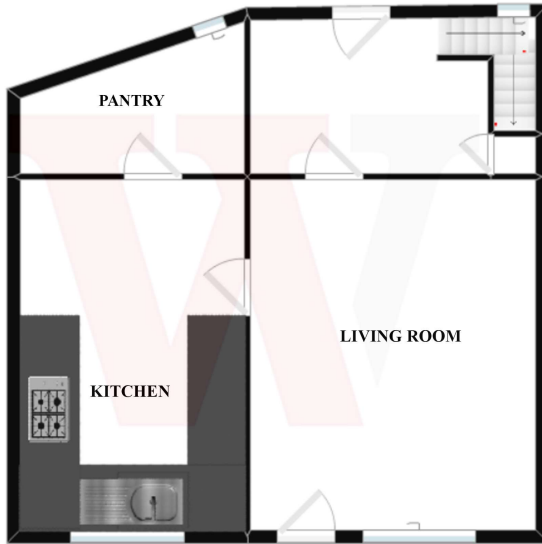
Freehold

Council Tax Band B

EPC - D

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