



85 Green Lane, Wyke, Bradford, BD12 8LE

DECEPTIVELY SPACIOUS, PERIOD three bedroom semi detached home sold with no chain. Offering abundant charm and character, we understand this former farmhouse dates c. 300 years and has some super original features. Owned by the same family for over 30 years, it ideally suits GROWING FAMILY BUYERS and PROFESSIONAL COUPLES as it benefits from a good sized plot and versatile accommodation arranged over three floors. Well situated for local amenities, schools and motorway links to Bradford Leeds and Manchester this beautiful character property comprises hall, lounge, 17ft dining kitchen, conservatory, two first floor double bedrooms and bathroom and 17ft third bedroom on the second floor with feature exposed timber roof trusses.

Occupying an enviable 0.13 acre plot with ample lawned gardens to both front and rear offering potential to extend (subject to planning) it also benefits from driveway parking, garage, GCH with new boiler & uPVC DG.

Guide Price £300,000

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ENTRANCE HALL Parquet flooring and timber staircase.

LOUNGE 15'9" x 13'1" max (4.8m x 4m max)

Inglenook fireplace and log burning stove, original timber beams and stripped timber doors and flooring.

KITCHEN DINER 17'5" x 11'10" max (5.3m x 3.6m max)

Range of wall and base units incorporating contrasting work tops, inset one and a half bowl sink and mixer tap. Brick fireplace with Rayburn range oven (not currently working). Plumbing for auto washer and dishwasher. Exposed beams, , door to rear and useful pantry.

CONSERVATORY 11'6" x 11'6" (3.5m x 3.5m)

Having radiator and door to garden.

BEDROOM ONE 15'9" x 10'6" max (4.8m x 3.2m max)

Double bedroom with feature exposed beams and floorboards.

BEDROOM TWO 11'10" x 8'10" (3.6m x 2.7m)

Double bedroom with timber floorboards and exposed beams.

BATHROOM Three piece suite comprising glazed shower cubicle, bath, hand wash basin. Tiled walls and floor and chrome heated towel rail.

Separate wc with hand wash basin.

BEDROOM THREE 17'1" x 17'1" max (5.2m x 5.2m max)

Overall large attic bedroom having exposed timber King Post roof truss and useful eaves storage.

EXTERIOR The property benefits from a good sized plot of circa. 0.13 acres with lawned garden to the front and driveway providing ample off street parking and single detached garage. Sizeable lawned garden to the rear with patio and log store and garden to the side with greenhouse. The large plot offers superb potential to extend, subject to planning permission.

Council Tax Band - B

Tenure - Freehold

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.



