



30 Wyke Crescent, Bradford, West Yorkshire, BD12 9AY

Offering a **STYLISH & STUNNING MODERN SPECIFICATION**, this extended semi detached house makes a simply lovely **FAMILY HOME**. Situated in this forever popular location offering easy access to the local amenities, schools and the M62 the house will be sure to attract strong interest. Comprises hall, two reception rooms, modern fitted extended dining kitchen with free standing multi fuel stove with doors leading to the garden, three bedrooms and modern bathroom. Ample driveway parking, single garage and delightful landscaped, well stocked rear garden. Benefits from GCH with Hive system and uPVC DG. EPC - TBC

Offers in excess of £250,000

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ENTRANCE PORCH Leading to

ENTRANCE HALL Useful under stairs storage.

LOUNGE 15'5" x 10'6" max (4.7m x 3.2m max)

Fireplace with living flame gas fire. Archway to

DINING ROOM 10'6" x 10'2" max (3.2m x 3.1m max)

KITCHEN DINER 18'8" (5.7) x 7'7" (2.3) plus 10'6" (3.2) x 7'7" (2.3)

Modern range of wall and base units incorporating contrasting work top and inset sink plus mixer tap. Integral electric oven, four ring electric induction hob and extractor. Integral dishwasher, fridge and auto washer. Quality timber flooring running into extension with multi fuel free standing stove, Velux roof light and French doors leading onto garden.

BEDROOM ONE 14'9" x 8'10" max (4.5m x 2.7m max)

Having fitted wardrobes.

BEDROOM TWO 10'10" x 3'7" (3.3m x 1.1m)

BEDROOM THREE 7'10" x 5'11" max (2.4m x 1.8m max)

Useful storage cupboard.

BATHROOM Modern three piece suite comprising bath with central tap and integral shower over and glazed screen, hand wash basin and wc. Tiling to walls and chrome heated towel rail.

EXTERIOR The property benefits from block paved driveway for off street parking and single garage with electric door. Good sized, well stocked and lawned garden to the rear with mature trees and shrubs plus paved sun patio.

Freehold

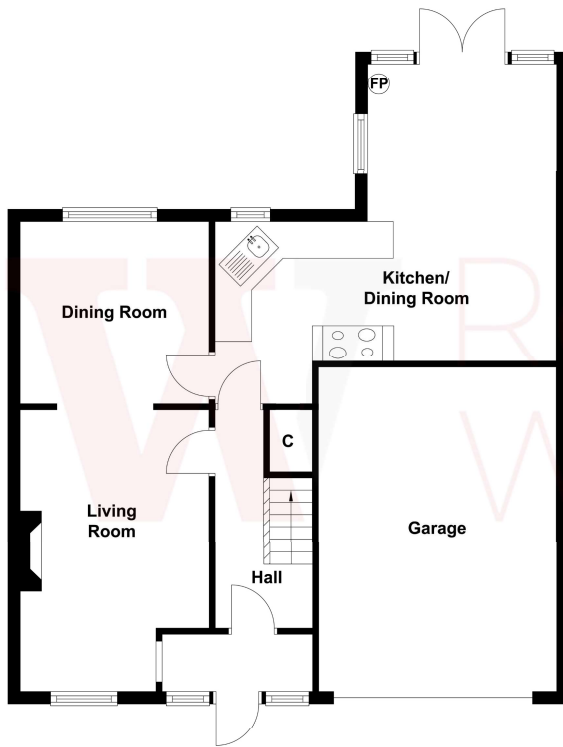
Council Tax Band C

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

