



Holly Bank, 7 Green Lane, Wyke, West Yorkshire, BD12 8LB

SWIFT MOVE SALE- QUICKER COMPLETION: Ask for further information.

Attractive late Victorian/Edwardian, FOUR BEDROOM semi detached which offers a SPACIOUS FOOTPRINT over four floors. Ideal for FAMILY BUYERS, this lovely character home is ideally situated for the local amenities, including popular Judy Woods, and schools as well as for the nearby towns of Halifax, Bradford & Brighouse.

Offering a wealth of PERIOD FEATURES which complement the contemporary finish it comprises hall, two reception rooms, kitchen, cellar with natural light, three good sized first floor bedrooms and bathroom and stunning 21ft master ensuite bedroom above. Pleasant lawned gardens to the front and rear and benefiting from GCH & SUDG. EPC - E.

Asking Price £289,995

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ENTRANCE PORCH External ornate timber porch leads to an inner porch with feature tiled flooring & leaded light window.

HALLWAY Feature hallway with exposed timber floorboards and timber panelling with leaded inner timber doorway. Period timber staircase and balustrade and ceiling cornicing.

LIVING ROOM 16'1" x 13'1" max (4.9m x 4m max)

Bay window and period ceiling rose and cornicing. Feature fireplace with coal fuel fire and timber hearth.

DINING ROOM 14'5" x 13'1" max (4.4m x 4m max)

Feature plate rail and brick fireplace with stone mantle. Timber flooring and sliding doors to garden.

KITCHEN 10'6" x 6'11" average (3.2m x 2.1m average)

Range of wall and base units, timber worktops and inset ceramic sink with mixer tap. Double electric oven and microwave. Integrated fridge/freezer and plumbing for dishwasher. Side door and tiled flooring.

CELLAR Useful cellar with good head height and natural light. Radiator, wall mounted boiler and plumbing for washing machine.

BEDROOM ONE 14'5" (4.4) x 11'2" (3.4) plus alcove

Fitted wardrobes in alcove and cast iron fire surround.

BEDROOM TWO 13'5" x 12'2" (4.1m x 3.7m)

Fitted wardrobes, cast iron fire surround and tiled hearth.

BEDROOM THREE 10'2" x 8'2" (3.1m x 2.5m)

BATHROOM Three piece suite comprising free standing oval bath with clawed feet, high flush WC and hand wash basin. Tiled walls and floor. Wall mounted towel heater.

SEPARATE WC WC.

BEDROOM FOUR 21'4" x 12'6" max (6.5m x 3.8m max)

Second floor bedroom with useful eaves storage and walk-in cupboard.

ENSUITE BATHROOM Three piece suite with electric shower in glazed cubicle, WC and hand wash basin. Tiled flooring and feature exposed timber roof joist.

EXTERNAL Pleasant lawned garden to front and lawned garden and paved area to rear.

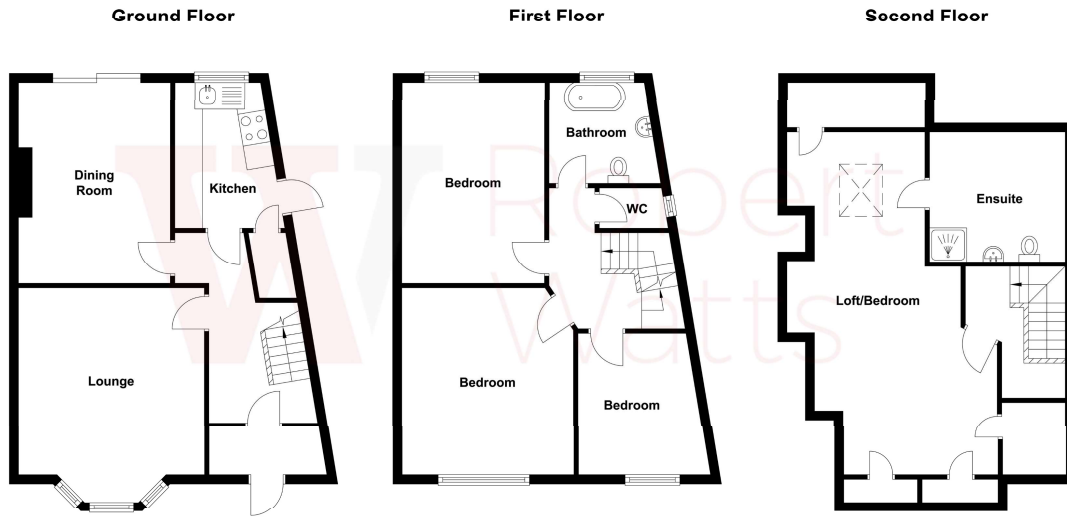
TENURE Freehold.

Council Tax Band C.

EPC Rating E.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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