



229 Wyke Lane, Wyke, Bradford, BD12 9EL

SUPERBLY PRESENTED 3-4 bedroom EXTENDED semi detached property located in this ever popular area of Wyke. Idea for FAMILY BUYERS it is located within walking distance of all local amenities, catchment area for well regarded schools and has excellent commuter links with the M62. Offering versatile accommodation arranged over three floors it comprises hall, lounge, lovely open plan kitchen diner, wc utility room and integral garage on the ground floor with master with en-suite, two further double bedrooms and a bathroom on the first floor and spacious occasional attic room. To the rear of the property is an enclosed easy to maintain patio garden with a decked area and to the front is a tarmac driveway for ample off street parking leading to the integral garage and a slate garden. Benefits from GCH & uPVC DG.

Asking Price £265,000

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ENTRANCE HALL Hallway and access to garage.

WC WC and hand wash basin.

UTILITY ROOM Plumbing for washer and sink.

LOUNGE 14'1" x 12'10" max (4.3m x 3.9m max)

Fireplace and living flame gas fire.

KITCHEN DINER 16'1" (4.9) x 7'3" (2.2) + 14'1" (4.3) x 10'6" (3.2) max

L-shaped room with modern range of wall and base units, complimentary worktops and inset one and a half bowl sink with mixer tap. Range oven and grill plus extractor and integral microwave. integral dishwasher and fridge freezer. Wood burning stove and fireplace. Wall mounted TV point.

CELLAR

BEDROOM ONE 19'8" (6) x 9'6" (2.9) max plus robes

Fitted wardrobes.

ENSUITE BATHROOM Three piece modern suite comprising of glazed shower over bath, WC and hand wash basin. Tiled walls.

BEDROOM TWO 14'1" x 9'6" max (4.3m x 2.9m max)

Double bedroom.

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

Double bedroom.

BATHROOM Four piece modern suite including glazed shower cubicle, bath, wc and sink with tiled walls and floor and chrome wall mounted towel heater.

OCCASIONAL ATTIC ROOM 14'1" x 10'6" max (4.3m x 3.2m max)

Spacious room with built-in wardrobes measuring 9'10 x 4'7 (3m x 1.4m) and useful eaves storage.

We are unsure whether this room has building regulations to use as a bedroom.

EXTERIOR Double resin driveway to front offering ample off street parking and shale covered garden. Integral garage measuring 13'5 x 8'2 (4.1m x 2.5m).

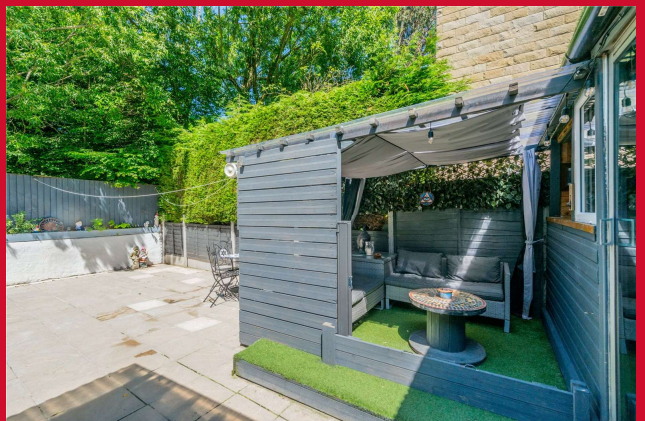
Lovely landscaped low maintenance rear garden with feature timber lean-to bar attached to house measuring 13' x 6'3 (4m x 1.9m) along with gazebo with power which is great for outdoor entertaining.

Freehold

Council Tax Band B

EPC - 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.





Ground Floor



First Floor



Second Floor