



## 15 Greengates Avenue, Wyke, Bradford, West Yorkshire, BD12 9LQ

OFFERED WITH NO CHAIN is this spacious semi detached property currently providing THREE BEDROOM accommodation. Handily situated on this POPULAR CUL-DE-SAC offering easy access to the local amenities of both Wyke and Scholes as well as Halifax and Brighouse. Requiring some cosmetic updating but priced to reflect, this makes a lovely FAMILY HOME. Comprises hall, two reception rooms, kitchen, three bedrooms and modern bathroom with ample driveway parking, detached garage and pleasant lawned garden area. Benefits from GCH & uPVC DG.

**Asking Price £200,000**

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**ENTRANCE HALL** Useful under stairs storage.

**LOUNGE 14'5" x 10'6" max (4.4m x 3.2m max)**

Having fireplace and archway to .....

**DINING ROOM 11'10" x 9'10" (3.6m x 3m)**

Patio doors leading onto garden.

There is the opportunity here to remove the partition wall to the kitchen to create an open plan dining kitchen (subject to obtaining building regulations).

**KITCHEN 11'10" x 6'7" max (3.6m x 2m max)**

Modest range of wall and base units incorporating worktop, sink and mixer tap. Gas cooker point, plumbing for auto washer and cupboard housing boiler. Side door.

**BEDROOM ONE 15'5" x 10'6" max (4.7m x 3.2m max)**

Double bedroom.

**BEDROOM TWO 11'6" x 10'6" (3.5m x 3.2m)**

Double bedroom.

**BEDROOM THREE 9'2" (2.8) x 6'3" (1.9) max including bulk head**

**BATHROOM** Three piece suite comprising P-shaped bath with shower extension and glazed screen, wc and hand wash basin. Tiling to walls and floor and chrome heated towel rail.

**EXTERIOR** The property has the benefit of ample driveway parking to the front with single detached garage. Pleasant garden and paved patio area to the rear.

Tenure - Freehold

Council Tax Band - C

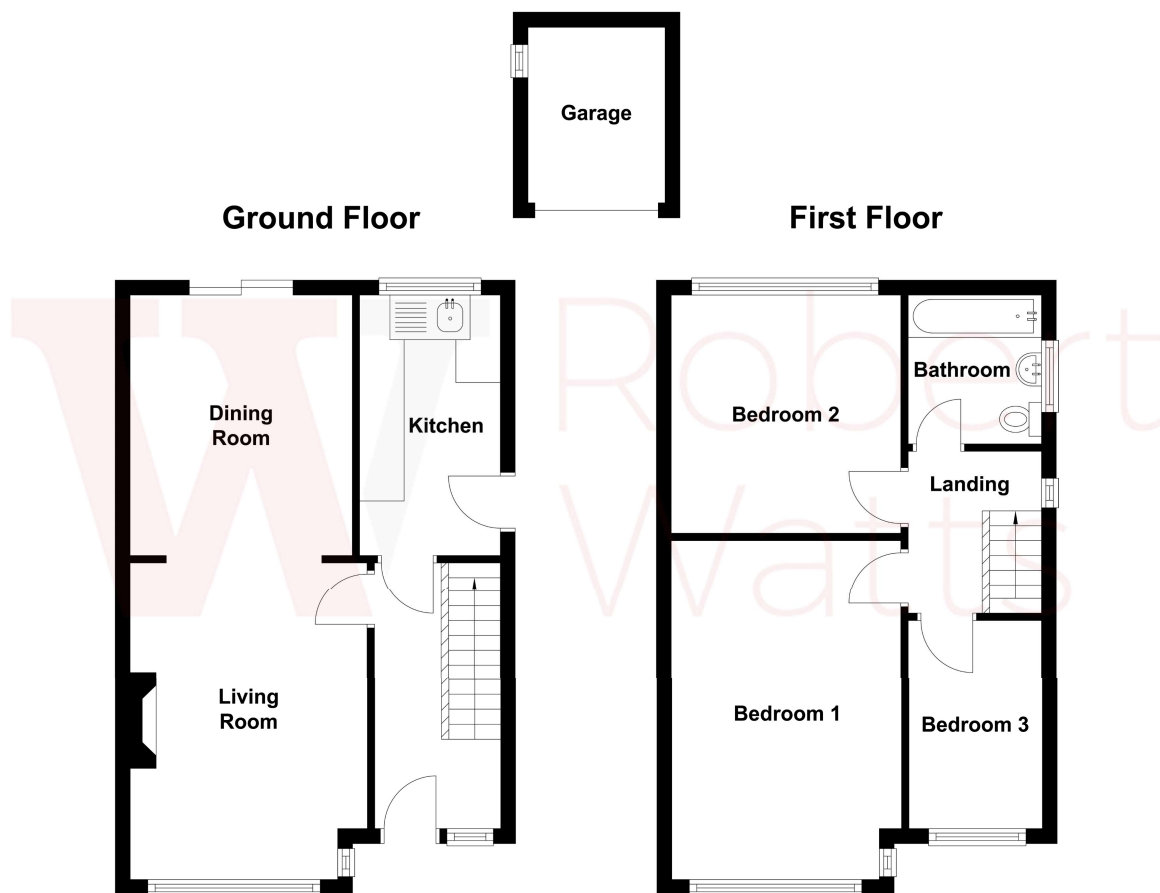
EPC Rating - D

**PLEASE NOTE** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		