



333 Whitehall Road, Wyke, Bradford, BD12 9DX

Mature, WELL PRESENTED, three bedroom semi-detached house which would make a lovely FAMILY HOME. Offering a good-sized footprint with three bedrooms and a SOUTH FACING rear garden, with garage and ample parking to the front.

The house is ideally situated to take advantage of the amenities of both Scholes and Wyke and the M62 Motorway network. Available with NO CHAIN and comprising: porch, hall, lounge, dining kitchen, three bedrooms and bathroom. To the rear is a lawned garden with mature trees and shrubs. Benefitting from GCH and uPVC DG.

Asking Price £230,000

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PORCH

Side Porch leading to garage and garden. Outhouse storage with venting for dryer.

KITCHEN DINER 17'5" x 12'2" max (5.3m x 3.7m max)

Wall and base cabinets with contrasting worktops, inset sink with mixer tap, integrated gas oven and 4 ring gas hob, integrated fridge and plumbing for washing machine.

LOUNGE 14'1" x 12'6" max (4.3m x 3.8m max)

Fireplace and living flame gas fire.

REAR HALL

LANDING Access to the boarded loft.

BEDROOM ONE 12'2" x 11'2" max (3.7m x 3.4m max)

Double bedroom.

BEDROOM TWO 12'2" x 10'6" max (3.7m x 3.2m max)

Double bedroom.

BEDROOM THREE 6'7" x 6'3" max (2m x 1.9m max)

BOARDED LOFT 16'9" x 13'1" max (5.1m x 4m max)

Useful space with roof light and ladder access..

BATHROOM

Three piece suite comprising WC, basin and bath with shower screen over. Cupboard housing boiler.

OUTSIDE

Pleasant lawned garden and paved path to rear which is South facing. Ample driveway off street parking to front leading to a detached garage measuring 5.5m x 2.5m with power. Low maintenance paved garden to front.

USEFUL INFORMATION

Tenure: Unregistered Title (see note below) Council Tax Band: C EPC Rating: D

PLEASE NOTE

The house is not registered with Land Registry as it has been owned by the same family for over 50 years. Freehold title cannot be confirmed until the property is sold.

When selling, the seller must prove ownership through the title deeds and documents, which they have. The buyer's conveyancer will then register the property with the Land Registry upon completion.

ANTI-MONEY LAUNDERING REGULATIONS

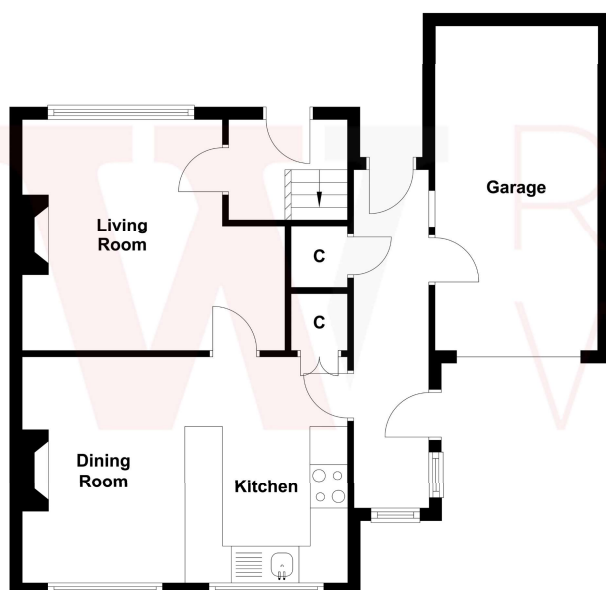
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

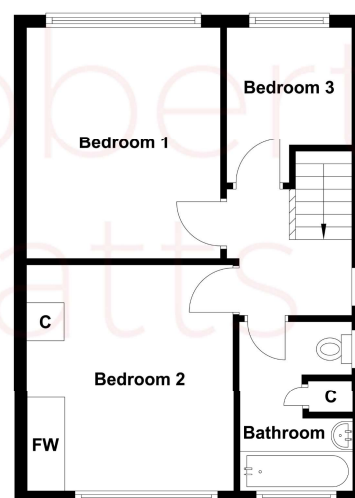
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		