



Rocklands, 3 Green Lane, Wyke, Bradford, BD12 8LB
Guide Price: £460,000

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Step through the gates of 'Rocklands' and you immediately get a sense of arrival — this is a 'forever home' that blends character, space, and flexibility in a way that's increasingly hard to find. Located in this highly popular location offering easy access to both Halifax and Bradford as well as the local village amenities and schools, including popular Judy Woods.

This impressive Victorian detached residence extends to approximately 2,411 sqft and is thoughtfully arranged over three floors, offering versatility for modern, multi-generation family buyers. Rich in period charm, the property retains elegant original features including decorative cornicing and beautiful feature fireplaces, all seamlessly complemented by a stylish, quality contemporary finish.

At the heart of the home is a spacious open-plan dining kitchen — perfect for both everyday family life and entertaining—while the generous reception rooms provide a warm and inviting atmosphere, filled with natural light. In addition there are four well-proportioned bedrooms, supported by three bathrooms and the lower ground floor offers versatile rooms with natural light — ideal for a home office, gym, playroom, or even guest accommodation.

Externally, the home sits within an enviable 0.21 acre landscaped plot, providing a lovely balance of lawned gardens and patio areas for outdoor living with a double garage and ample driveway parking.



Feature ceiling cornice, picture rails and ornate wall moldings. Fireplace with electric stove effect fire and open to kitchen making this a superb entertaining space.

Kitchen 15'9" x 12'2" max (4.8m x 3.7m max)
Modern range of wall and base units incorporating granite work top, island, ceramic sink and mixer tap. Space for US style fridge freezer. Range oven with grill plus extractor. Integral dishwasher.

Lower Ground Floor

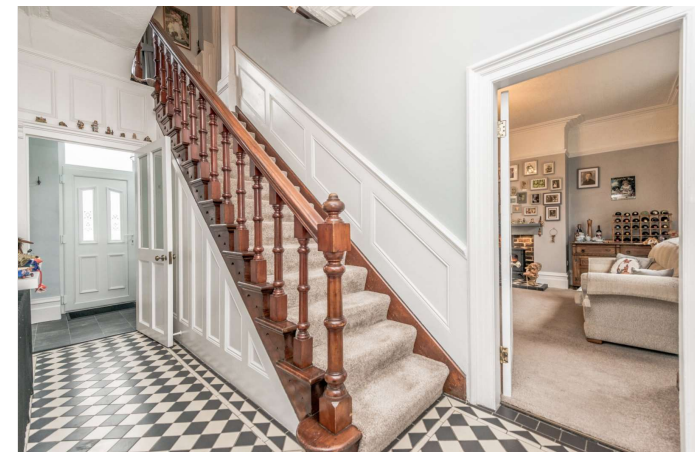
Cinema Room 15'9" x 15'9" max (4.8m x 4.8m max)
Having radiator, natural light and storage cupboards.

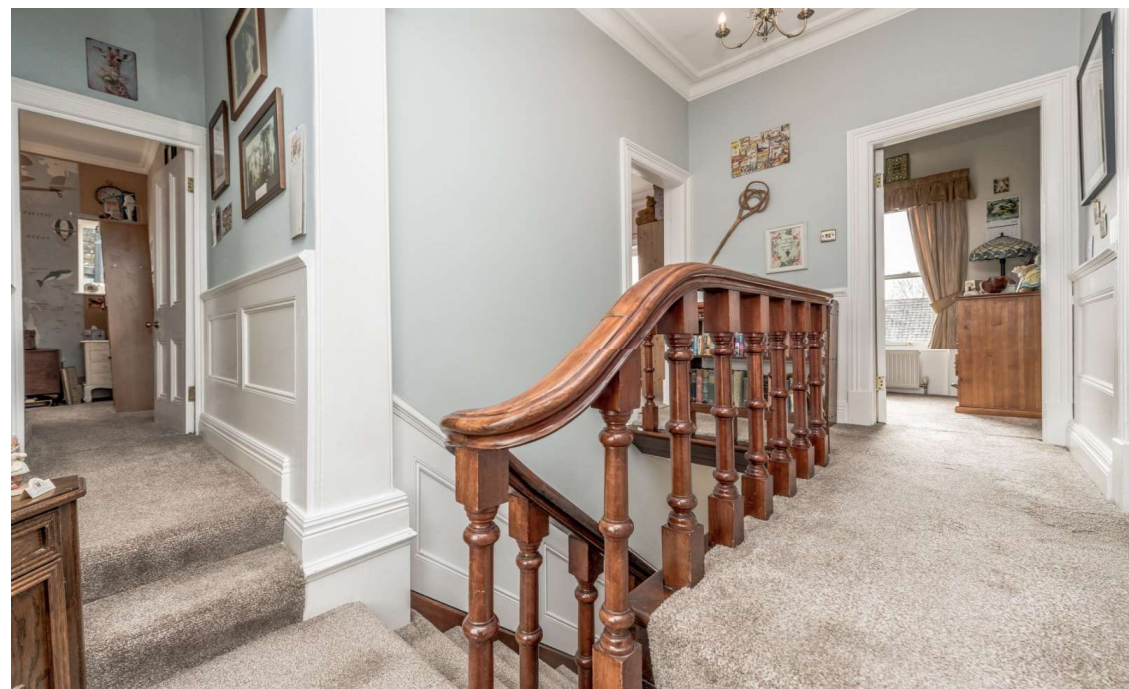
Entrance Hall Feature black and white tiled flooring and timber staircase and balustrade with period ceiling cornice and timber paneling.

Guest Cloak Room Having hand wash basin and wc & entrance to rear.

Lounge 16'1" x 15'9" plus bay (4.9m x 4.8m plus bay)
Having two bay windows featuring far reaching views to the side. Fireplace and solid fuel fire and ceiling cornice.

Dining Room 15'9" x 15'9" max (4.8m x 4.8m max)







Games/Play Room 16'1" x 15'9" max (4.9m x 4.8m max)

Having radiator and cupboard housing wall mounted boiler. Benefiting from natural light.

These two rooms offer versatile space that can be used for any number of uses including a gym, playroom, study and potential guest accommodation.

Utility Room 9'2" x 4'7" max (2.8m x 1.4m max)

Having sink unit, plumbing for auto washer and vent for dryer plus wc.

First Floor Landing Feature split level landing.

Bedroom One 16'5" x 16'1" max (5m x 4.9m max)

Master bedroom with fireplace and cast iron surround.

En Suite Modern three piece suite comprising glazed shower cubicle, vanity sink and wc. Tiling to walls and floor.

Bedroom Two 16'1" x 16'1" max (4.9m x 4.9m max)

Double room having fitted robes and fireplace with cast iron surround.

En Suite Modern three piece suite incorporating glazed shower cubicle, vanity sink and wc.

Bedroom Three 10'6" x 8'2" (3.2m x 2.5m)

Bedroom Four 6'11" x 6'3" (2.1m x 1.9m)

Bathroom Three piece suite comprising modern spa bath with central tap, hand was basin and high flush wc. Cast iron radiator and tiling to walls.

Exterior Occupying a good sized, 0.21 acre corner plot with access from front and rear. Raised decking and glazed balustrade to rear with block paved driveway and stone built detached double garage measuring 18' x 18' (5.5m x 5.4m max) with electric door and useful mezzanine storage. Please note the kerb is not dropped here currently. Delightful private enclosed lawned

garden to the side with water feature and rockery with Indian stone paved patio and front driveway parking accessed off Hanson Court.

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.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

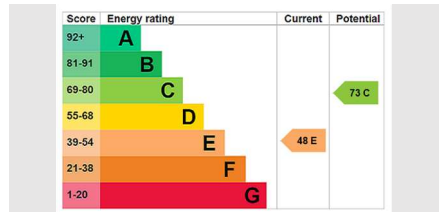




AGENTS NOTES:

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

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